



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **210 FOWLER ROAD OPCO LLC**

LEGAL ENTITY

To operate **THE PROVINCE OF WEXFORD**

NAME OF FACILITY OR AGENCY

Located at **210-212 FOWLER ROAD, WARRENDALE, PA 15086**

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide **Assisted Living-Special Care**

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **143**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: **Special Care Unit - 55 Pa.Code §§ 2800.231-239 - Capacity 29**

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2800: Assisted Living Residences

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **August 26, 2026** until **August 26, 2027**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **456690**


ISSUING OFFICER


DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23



Pennsylvania Department of Human Services

Emailing Date: August 26, 2026

[REDACTED]
210 Fowler Road OpCo LLC
[REDACTED]

RE: The Province of Wexford
210-212 Fowler Road
Warrendale, Pennsylvania 15086
License #: 456690

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on July 14, 2026, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 pa. Code Ch. 2800 (relating to Assisted Living Residence), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new home.

In accordance with 55 Pa.Code § 2800.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Juliet Marsala".

Juliet Marsala
Deputy Secretary
Office of Long-term Living

Facility Information

Name: THE PROVINCE OF WEXFORD

License #: 45669

License Expiration:

Address: 210-212 FOWLER ROAD, WARRENDALE, PA 15086

County: ALLEGHENY

Region: WESTERN

Administrator

Name:

Legal Entity

Name: 210 FOWLER ROAD OPCO LLC

Address:

Certificate(s) of Occupancy

Type: I-1

Date: 05/07/2018

Issued By: Marshall Twp

Staffing Hours

Resident Support Staff: 29

Total Daily Staff: 149

Waking Staff: 112

Inspection Information

Type: Partial

Notice: Announced

BHA Docket #:

Reason: Change Legal Entity

Exit Conference Date: 07/14/2026

Inspection Dates and Department Representative

07/14/2026 - On-Site:

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 143

Residents Served: 91

Special Care Unit

In Residence: Yes

Area: 1st & 2nd Floors

Capacity: 29

Residents Served: 29

Hospice

Current Residents: 8

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 91

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 29

Have Physical Disability: 0

Inspections / Reviews

07/14/2026 - Partial

Lead Inspector:

Follow-Up Type: POC Submission

Follow-Up Date: 08/13/2026

08/11/2026 - POC Submission

Submitted By:

Date Submitted: 08/18/2026

Reviewer:

Follow-Up Type: Document Submission Follow-Up Date: 08/22/2026

Inspections / Reviews (*continued*)

08/18/2026 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 08/18/2026

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

132f Alternate exit routes**1. Requirements**

2800.

132.f. Alternate exit routes shall be used during fire drills.

Description of Violation

The North, South, East and West were the only exit routes used for evacuation during the monthly fire drills held on the following dates:

*7/30/25**8/29/25**9/30/25**10/27/25**11/12/25**12/26/25**1/10/26**2/27/26**4/29/26**5/30/26**6/24/26***Plan of Correction****Accept** [REDACTED] - 08/11/2026)

On 7/27/2026, the Residence Director will train the Maintenance Director on 2800.132.f. This will include the need to indicate which specific exits were used at the fire point. Documentation shall be maintained.

Documentation of alternate exit routes being used during fire drills shall be kept in binder in Maintenance Director office.

Starting with the August drill, the Residence Director will review the drill log to ensure everything is documented correctly after each drill. This monthly review will continue over the next 3 months. Documentation shall be maintained.

On 8/19/2026, the Residence Director or designee, will review the above findings for 2800.132.f during the community's next routine Quality Management Performance Improvement Meeting (QMPI) to validate compliance. Additional recommendations shall be implemented. Documentation shall be maintained

Licensee's Proposed Overall Completion Date: 08/21/2026**Implemented** [REDACTED] - 08/18/2026)