

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC

September 8, 2025

[REDACTED]  
WELLTOWER OPCO GROUP LLC

[REDACTED]  
ATTN LICENSING  
[REDACTED]

RE: HEMSLEY HOUSE PERSONAL &  
MEMORY CARE OF MCCANDLESS  
900 LINCOLN CLUB DRIVE  
PITTSBURGH, PA, 15237  
LICENSE/COC#: 44880

[REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 08/11/2025 of the above facility, no regulatory citations have been identified as a result of this inspection.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

**Name:** HEMSLEY HOUSE PERSONAL & MEMORY CARE OF MCCANDLESS      **License #:** 44880      **License Expiration:** 12/15/2025

**Address:** 900 LINCOLN CLUB DRIVE, PITTSBURGH, PA 15237

**County:** ALLEGHENY      **Region:** WESTERN

**Administrator**

**Name:** [REDACTED]      **Phone:** [REDACTED]      **Email:** [REDACTED]

**Legal Entity**

**Name:** WELLTOWER OPCO GROUP LLC

**Address:** [REDACTED]

**Phone:** [REDACTED]      **Email:** [REDACTED]

**Certificate(s) of Occupancy**

|                  |                         |   |
|------------------|-------------------------|---|
| <b>Type:</b> I-2 | <b>Date:</b> 11/19/2008 | <b>Issued By:</b> Township of McCandless      |
| <b>Type:</b> I-2 | <b>Date:</b> 01/31/2020 | <b>Issued By:</b> Township of McCandless      |
| <b>Type:</b> C-1 | <b>Date:</b> 04/03/1967 | <b>Issued By:</b> Dept. of Labor and Industry |

**Staffing Hours**

**Resident Support Staff:** 0      **Total Daily Staff:** 124      **Waking Staff:** 93

**Inspection Information**

**Type:** Partial      **Notice:** Unannounced      **BHA Docket #:**

**Reason:** Incident      **Exit Conference Date:** 08/11/2025

**Inspection Dates and Department Representative**

08/11/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

**License Capacity:** 153      **Residents Served:** 70

**Secured Dementia Care Unit**

**In Home:** Yes      **Area:** 3rd floor Reminiscence      **Capacity:** 40      **Residents Served:** 24

**Hospice**

**Current Residents:** 19

**Number of Residents Who:**

|  |  |
|--|--|
| <b>Receive Supplemental Security Income:</b> 0 | <b>Are 60 Years of Age or Older:</b> 70          |
| <b>Diagnosed with Mental Illness:</b> 3        | <b>Diagnosed with Intellectual Disability:</b> 0 |
| <b>Have Mobility Need:</b> 54                  | <b>Have Physical Disability:</b> 0               |

**Inspections / Reviews**

08/11/2025 Partial

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** Not Required

NO DEFICIENCIES FOUND