

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

July 1, 2026

[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 review on 05/21/2026 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: HEMSLEY HOUSE PERSONAL & MEMORY CARE OF MCCANDLESS **License #:** 44880 **License Expiration:** 12/15/2026
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

Type: I-2	Date: 11/19/2008	Issued By: Town of McCandless
Type: I-2	Date: 01/31/2020	Issued By: Town of McCandless
Type: C-1	Date: 04/03/1967	Issued By: PA Dept of L&I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 123 **Waking Staff:** 92

Inspection Information

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint, Incident **Exit Conference Date:** 06/10/2026

Inspection Dates and Department Representative

05/21/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 153 **Residents Served:** 73

Secured Dementia Care Unit

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

Hospice

Current Residents: 19

Number of Residents Who:

Receive Supplemental Security Income: 0	Are 60 Years of Age or Older: 72
Diagnosed with Mental Illness: 1	Diagnosed with Intellectual Disability: 0
Have Mobility Need: 50	Have Physical Disability: 0

Inspections / Reviews

05/21/2026 Partial

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 06/22/2026

Inspections / Reviews (*continued*)

06/23/2026 POC Submission

Submitted By: [REDACTED]

Date Submitted: 06/29/2026

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 07/04/2026

07/01/2026 Document Submission

Submitted By: [REDACTED]

Date Submitted: 06/29/2026

Reviewer: [REDACTED]

Follow Up Type: Not Required

42c Treatment of Residents**1. Requirements**

2600.

42.c. A resident shall be treated with dignity and respect.

Description of Violation

Resident [REDACTED] annual assessment, dated [REDACTED] indicates the resident requires assistance with one for transferring and assistance with toileting. On [REDACTED] at approximately 10:30 p.m., staff person A assisted resident [REDACTED] with toileting. Resident [REDACTED] stated that staff person A was disregarding the resident's direction regarding care and that [REDACTED] has limited pivoting ability due to a knee condition. The resident stated that staff person A was yanking under [REDACTED] arms on [REDACTED] to get [REDACTED] transferred. When staff person A began to lose [REDACTED] grip on the resident staff person A requested assistance from other staff via the two-way radio. When staff person B answered the request and arrived, resident [REDACTED] was on the toilet. Resident [REDACTED] told staff person B that staff person A was rough with [REDACTED] and being mean. The resident told staff person B to get [REDACTED] (staff person A) out of here.

Plan of Correction**Accept [REDACTED] - 06/23/2026)**

In response to the violation on [REDACTED] by the Pennsylvania Bureau of Human Service Licensing, immediate action was taken on 05/05/2026 by the Residence Director to immediately suspended staff member A and remove them from all direct care duties. Staff person A was terminated on 5/13/2026.

On 5/5/2026, the Wellness Nurse assessed Resident [REDACTED] to ensure no injuries were sustained.

Starting 5/8/2026 through 5/26/2026, the Residence Director or Designee trained current staff on 2600.42c including abuse, neglect, and exploitation. Documentation to be maintained.

Starting 6/22/2026, the Health Care Director or Designee will review 5 resident RASPs for transfer assistance needed and verify proper transfer techniques are being used with those residents. This review will continue weekly for 4 weeks. Documentation shall be maintained.

On 7/22/2026, the Residence Director or designee, will review the above findings for 2600.42c 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: 07/03/2026**Implemented [REDACTED] - 07/01/2026)**