

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

June 18, 2026

[REDACTED]
WELLTOWER OPCO GROUP LLC

[REDACTED]
ATTN LICENSING
[REDACTED]

RE: HEMSLEY HOUSE PERSONAL &
MEMORY CARE OF UPPER ST. CLAIR
500 VILLAGE DRIVE
UPPER ST. CLAIR, PA, 15241
LICENSE/COC#: 44882

[REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 06/03/2026 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 UPPER ST. CLAIR **License #:** 44882 **License Expiration:** 12/15/2026

Address: 500 VILLAGE DRIVE, UPPER ST. CLAIR, PA 15241

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: 07/02/2015

Issued By: Upper St. Clair

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 79

Waking Staff: 59

Inspection Information

Type: Partial

Notice: Unannounced

BHA Docket #:

Reason: Complaint

Exit Conference Date: 06/03/2026

Inspection Dates and Department Representative

06/03/2026 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 94

Residents Served: 54

Secured Dementia Care Unit

In Home: Yes

Area: Third Floor

Capacity: 36

Residents Served: 21

Hospice

Current Residents: 17

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 54

Diagnosed with Mental Illness: 1

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 25

Have Physical Disability: 0

Inspections / Reviews

06/03/2026 Partial

Lead Inspector: [REDACTED]

Follow-Up Type: Not Required

NO DEFICIENCIES FOUND