

WILLOWBROOKE COURT AT COUNTRY HOUSE

Report ID: CCN 085003
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§ 1 Facility Identity

Facility	WILLOWBROOKE COURT AT COUNTRY HOUSE
CCN	085003
Location	4830 KENNETT PIKE, WILMINGTON, DE, 19807
Ownership type	Non profit - Corporation
Certified beds	14

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	2 (up from 0 in the prior 24 months)
Deficiency citations — prior 24 months	0
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$0
DE state average	\$62,853 (this facility is 0.0× the DE average)
National average	\$31,239 (this facility is 0.0× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 2 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F623	Provide timely notification to the resident, and if applicable to the resident representative and ombudsman, before transfer or discharge, including appeal rights.	D	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: ACTS RETIREMENT-LIFE COMMUNITIES (27 facilities); Owner on file: ACTS ACQUISITION AND DEVELOPMENT COMPANY LLC (organization)
Ownership chain	ACTS RETIREMENT-LIFE COMMUNITIES (27 facilities)
Penalties vs chain average	\$0 vs \$1,251 (0.0× the chain average)
Current deficiencies vs chain average	2 vs 2.1 (1.0× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3.3 · US avg 3)
Health inspection	5 / 5 (state avg 2.7 · US avg 2.8)
Staffing	5 / 5 (state avg 3.8 · US avg 2.9)
Quality measures (QM)	5 / 5 (state avg 4.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/085003
Snapshot SHA-256	47d661f4181d847b5c29e38419b19e0940b4a66eda2b9826acd87237b27fd810
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 085003.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 47d661f4181d.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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