

WILLOWBROOKE COURT SKILLED CENTER AT MANOR HOUSE

Report ID: CCN 085009
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§ 1 Facility Identity

Facility	WILLOWBROOKE COURT SKILLED CENTER AT MANOR HOUSE
CCN	085009
Location	1001 MIDDLEFORD ROAD, SEAFORD, DE, 19973
Ownership type	Non profit - Corporation
Certified beds	15

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	3 (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 3 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
F638	Assure that each resident's assessment is updated at least once every 3 months.	D	Standard survey
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed, and revised by a team of health professionals.	D	Standard survey
F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	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	3 vs 2.1 (1.4× 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/085009
Snapshot SHA-256	e236b5fdf2e9d52eb9d22eb6e36b62ee06ed503eba147ea97bdfb74c3fce0029
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 085009.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash e236b5fdf2e9.
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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