

WESTMINSTER VILLAGE HEALTH

Report ID: CCN 085032
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§ 1 Facility Identity

Facility	WESTMINSTER VILLAGE HEALTH
CCN	085032
Location	1175 MCKEE ROAD, DOVER, DE, 19904
Ownership type	Non profit - Corporation
Certified beds	75

§ 2 CMS Federal Record

Civil money penalties on file	\$38,518
Deficiency citations — current cycle	13 (44% vs prior 24 months (9))
Deficiency citations — prior 24 months	9
Immediate Jeopardy — current cycle	1
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	\$38,518
DE state average	\$62,853 (this facility is 0.6× the DE average)
National average	\$31,239 (this facility is 1.2× 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 13 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
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	J • Immediate Jeopardy	Complaint
F919	Make sure that a working call system is available in each resident's bathroom and bathing area.	F	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	E	Standard survey
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	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	Standard survey
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	D	Standard survey
F773	Provide or obtain laboratory tests/services when ordered and promptly tell the ordering practitioner of the results.	D	Standard survey
F775	Keep complete, dated laboratory records in the resident's record.	D	Standard survey
F883	Develop and implement policies and procedures for flu and pneumonia vaccinations.	D	Standard survey
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	D	Complaint
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Complaint
F692	Provide enough food/fluids to maintain a resident's health.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: PRESBYTERIAN SENIOR LIVING (11 facilities); Owner on file: PHI (organization)
Ownership chain	PRESBYTERIAN SENIOR LIVING (11 facilities)
Penalties vs chain average	\$38,518 vs \$30,969 (1.2× the chain average)
Current deficiencies vs chain average	13 vs 7.0 (1.9× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	4 / 5 (state avg 3.3 · US avg 3)
Health inspection	3 / 5 (state avg 2.7 · US avg 2.8)
Staffing	5 / 5 (state avg 3.8 · US avg 2.9)
Quality measures (QM)	2 / 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/085032
Snapshot SHA-256	8d218678acbad4734a61699ee80b496b619617b8d756319000198ca57b5e3ecf
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 085032.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 8d218678acba.
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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