

Pine Knoll Nursing Center

Report ID: CCN 225049
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§ 1 Facility Identity

Facility	Pine Knoll Nursing Center
CCN	225049
Location	30 WATERTOWN STREET, LEXINGTON, MA, 02420
Ownership type	For profit - Corporation
Certified beds	81

§ 2 CMS Federal Record

Civil money penalties on file	\$568,747
Deficiency citations — current cycle	33 (33% vs prior 24 months (49))
Deficiency citations — prior 24 months	49
Immediate Jeopardy — current cycle	1
Actual-harm (G+) citations — current cycle	4
Special Focus Facility status	Special Focus Facility
Abuse icon	Yes — CMS abuse icon currently listed

§ 3 Federal Penalties in Context

This facility — penalties on file	\$568,747
MA state average	\$36,630 (this facility is 15.5× the MA average)
National average	\$31,239 (this facility is 18.2× 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 33 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
F688	Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.	K · Immediate Jeopardy	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.	H	Standard survey
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	H	Standard survey
F740	Ensure each resident must receive and the facility must provide necessary behavioral health care and services.	H	Standard survey
F825	Provide or get specialized rehabilitative services as required for a resident.	H	Standard survey
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	E	Standard survey
F610	Respond appropriately to all alleged violations.	E	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	E	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
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Standard survey
F582	Give residents notice of Medicaid/Medicare coverage and potential liability for services not covered.	D	Standard survey

F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Standard survey
F638	Assure that each resident's assessment is updated at least once every 3 months.	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
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
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey
F679	Provide activities to meet all resident's needs.	D	Standard survey
F685	Assist a resident in gaining access to vision and hearing services.	D	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Standard survey
F692	Provide enough food/fluids to maintain a resident's health.	D	Standard survey
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	Standard survey
F697	Provide safe, appropriate pain management for a resident who requires such services.	D	Standard survey
F699	Provide care or services that was trauma informed and/or culturally competent.	D	Standard survey
F744	Provide the appropriate treatment and services to a resident who displays or is diagnosed with dementia.	D	Standard survey
F745	Provide medically-related social services to help each resident achieve the highest possible quality of life.	D	Standard survey

F756	Ensure a licensed pharmacist perform a monthly drug regimen review, including the medical chart, following irregularity reporting guidelines in developed policies and procedures.	D	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	D	Standard survey
F791	Provide or obtain dental services for each resident.	D	Standard survey
F867	Set up an ongoing quality assessment and assurance group to review quality deficiencies and develop corrective plans of action.	D	Standard survey
F880	Provide and implement an infection prevention and control program.	D	Standard survey
F887	Educate residents and staff on COVID-19 vaccination, offer the COVID-19 vaccine to eligible residents and staff after education, and properly document each resident and staff member's vaccination status.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	B	Standard survey

§ 5 Ownership

Ownership record Owner on file: SWEENEY, MATTHEW (individual)

§ 6 CMS Care Compare Star Ratings

Overall	0 / 5 (state avg 3 · US avg 3)
Health inspection	0 / 5 (state avg 2.9 · US avg 2.8)
Staffing	0 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	0 / 5 (state avg 3.3 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/225049
Snapshot SHA-256	06012d507e7114d4887810aa8245fed005b17ce59befca2631ff992f78f9d6d3
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 225049.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 06012d507e71.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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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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