

JOHN SCOTT HOUSE NURSING & REHABILITATION CENTER

Report ID: CCN 225054

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§ 1 Facility Identity

Facility	JOHN SCOTT HOUSE NURSING & REHABILITATION CENTER
CCN	225054
Location	233 MIDDLE STREET, BRAINTREE, MA, 02184
Ownership type	For profit - Limited Liability company
Certified beds	138

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	8 (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
MA state average	\$36,630 (this facility is 0.0× the MA 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 8 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
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.	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	Complaint
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	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
F712	Ensure that the resident and his/her doctor meet face-to-face at all required visits.	D	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	D	Standard survey
F924	Put firmly secured handrails on each side of hallways.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: BANE CARE MANAGEMENT (8 facilities); Owner on file: MORRIS HEALTH MANAGEMENT LLC (organization)
Ownership chain	BANE CARE MANAGEMENT (8 facilities)
Penalties vs chain average	\$0 vs \$8,520 (0.0× the chain average)
Current deficiencies vs chain average	8 vs 4.4 (1.8× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3 · US avg 3)
Health inspection	4 / 5 (state avg 2.9 · US avg 2.8)
Staffing	4 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	5 / 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/225054
Snapshot SHA-256	22dc533fdfe71356d27342ac984fd15f5145b1759a91cb24a18aeb66ed7e61f1
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 225054.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 22dc533fdfe7.
 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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