

# TWIN OAKS CENTER

Report ID: CCN 225198  
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## § 1 Facility Identity

|                |                                        |
|----------------|----------------------------------------|
| Facility       | TWIN OAKS CENTER                       |
| CCN            | 225198                                 |
| Location       | 63 LOCUST STREET, DANVERS, MA, 01923   |
| Ownership type | For profit - Limited Liability company |
| Certified beds | 101                                    |

## § 2 CMS Federal Record

|                                            |                                       |
|--------------------------------------------|---------------------------------------|
| Civil money penalties on file              | \$2,186                               |
| Deficiency citations — current cycle       | 19 (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 | \$2,186                                               |
| MA state average                  | \$36,630 (this facility is 0.1× the MA average)       |
| National average                  | \$31,239 (this facility is 0.1× 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 19 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          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F835  | Administer the facility in a manner that enables it to use its resources effectively and efficiently.                                                                                                                                                   | F          | Standard survey |
| F837  | Establish a governing body that is legally responsible for establishing and implementing policies for managing and operating the facility and appoints a properly licensed administrator responsible for managing the facility.                         | F          | Standard survey |
| F865  | Have a plan that describes the process for conducting QAPI and QAA activities.                                                                                                                                                                          | F          | Standard survey |
| F867  | Set up an ongoing quality assessment and assurance group to review quality deficiencies and develop corrective plans of action.                                                                                                                         | F          | Standard survey |
| F880  | Provide and implement an infection prevention and control program.                                                                                                                                                                                      | F          | Standard survey |
| F881  | Implement a program that monitors antibiotic use.                                                                                                                                                                                                       | F          | 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 |
| F550  | Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.                                                                                                                              | D          | Standard survey |
| F609  | Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.                                                                                                                                     | 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 |
| F658  | Ensure services provided by the nursing facility meet professional standards of quality.                                                                                                                                                                | D          | Standard survey |

|      |                                                                                                                                                                                                             |   |                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F684 | Provide appropriate treatment and care according to orders, resident's preferences and goals.                                                                                                               | D | Standard survey |
| 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.                                            | D | Standard survey |
| F692 | Provide enough food/fluids to maintain a resident's health.                                                                                                                                                 | D | Standard survey |
| F699 | Provide care or services that was trauma informed and/or culturally competent.                                                                                                                              | D | Standard survey |
| F759 | Ensure medication error rates are not 5 percent or greater.                                                                                                                                                 | D | Standard survey |
| F842 | Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.                                                   | D | Standard survey |
| F883 | Develop and implement policies and procedures for flu and pneumonia vaccinations.                                                                                                                           | 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 |

## § 5 Ownership

|                  |                                                   |
|------------------|---------------------------------------------------|
| Ownership record | Owner on file: MA SNF HOLDINGS LLC (organization) |
|------------------|---------------------------------------------------|

## § 6 CMS Care Compare Star Ratings

|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 1 / 5 (state avg 3 · US avg 3)     |
| Health inspection     | 1 / 5 (state avg 2.9 · US avg 2.8) |
| Staffing              | 1 / 5 (state avg 3 · US avg 2.9)   |
| Quality measures (QM) | 2 / 5 (state avg 3.3 · US avg 3.7) |

## § 7 Record Provenance

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|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/225198">https://www.medicare.gov/care-compare/details/nursing-home/225198</a> |
| Snapshot SHA-256         | 437993e77e4e578bebec10c6849efa2ceea1f40f033989e3e1eb046c23627695                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

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## § 8 For Your Attorney

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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 225198.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 437993e77e4e.
  4. Deficiency F-tags cited above are searchable in CMS QCOR ([qcor.cms.gov](https://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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