

ANDOVER MANOR REHAB AND NURSING

Report ID: CCN 225294
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§ 1 Facility Identity

Facility	ANDOVER MANOR REHAB AND NURSING
CCN	225294
Location	89 MORTON STREET, ANDOVER, MA, 01810
Ownership type	For profit - Limited Liability company
Certified beds	174

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	13 (35% vs prior 24 months (20))
Deficiency citations — prior 24 months	20
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 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.	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
F585	Honor the resident's right to voice grievances without discrimination or reprisal and the facility must establish a grievance policy and make prompt efforts to resolve grievances.	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
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	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.	D	Standard survey
F791	Provide or obtain dental services for each resident.	D	Standard survey
F808	Ensure therapeutic diets are prescribed by the attending physician and may be delegated to a registered or licensed dietitian, to the extent allowed by State law.	D	Standard survey
F825	Provide or get specialized rehabilitative services as required for a resident.	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

F880	Provide and implement an infection prevention and control program.	D	Standard survey
F908	Keep all essential equipment working safely.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: STERN CONSULTANTS (23 facilities); Owner on file: FRIEDMAN, SHANA (individual)
Ownership chain	STERN CONSULTANTS (23 facilities)
Penalties vs chain average	\$0 vs \$50,756 (0.0× the chain average)
Current deficiencies vs chain average	13 vs 12.3 (1.1× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3 · US avg 3)
Health inspection	2 / 5 (state avg 2.9 · US avg 2.8)
Staffing	2 / 5 (state avg 3 · US avg 2.9)
Quality measures (QM)	4 / 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/225294
Snapshot SHA-256	788906b4e6dc48fb2ba37689d7665318102f4b30ee67d913bb69a47c35c331f7
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 225294.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 788906b4e6dc.
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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