

St Patrick's Manor

Report ID: CCN 225430
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§ 1 Facility Identity

Facility	St Patrick's Manor
CCN	225430
Location	863 CENTRAL STREET, FRAMINGHAM, MA, 01701
Ownership type	Non profit - Corporation
Certified beds	333

§ 2 CMS Federal Record

Civil money penalties on file	\$33,157
Deficiency citations — current cycle	11 (450% vs prior 24 months (2))
Deficiency citations — prior 24 months	2
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	\$33,157
MA state average	\$36,630 (this facility is 0.9× the MA average)
National average	\$31,239 (this facility is 1.1× 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 11 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
F658	Ensure services provided by the nursing facility meet professional standards of quality.	E	Standard survey
F578	Honor the resident's right to request, refuse, and/or discontinue treatment, to participate in or refuse to participate in experimental research, and to formulate an advance directive.	D	Standard survey
F604	Ensure that each resident is free from the use of physical restraints, unless needed for medical treatment.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey
F685	Assist a resident in gaining access to vision and hearing services.	D	Standard survey
F693	Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.	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
F623	Provide timely notification to the resident, and if applicable to the resident representative and ombudsman, before transfer or discharge, including appeal rights.	B	Standard survey
F625	Notify the resident or the resident's representative in writing how long the nursing home will hold the resident's bed in cases of transfer to a hospital or therapeutic leave.	B	Standard survey
F641	Ensure each resident receives an accurate assessment.	B	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: CARMELITE SISTERS FOR THE AGED & INFIRM (9 facilities); Owner on file: HINES, DAVID (individual)
Ownership chain	CARMELITE SISTERS FOR THE AGED & INFIRM (9 facilities)
Penalties vs chain average	\$33,157 vs \$48,618 (0.7× the chain average)
Current deficiencies vs chain average	11 vs 12.2 (0.9× 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	4 / 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/225430
Snapshot SHA-256	981064e5719f05d7e6ff551eba7e4840faf2f3c6df8d56888ad7920fe10029e
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 225430.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 981064e5719f.
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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