

# AFFINITY HEALTHCARE

Report ID: CCN 225445  
Generated: 2026-07-23T14:55:14.101Z

## § 1 Facility Identity

|                |                                              |
|----------------|----------------------------------------------|
| Facility       | AFFINITY HEALTHCARE                          |
| CCN            | 225445                                       |
| Location       | 1102 WASHINGTON STREET, BRAINTREE, MA, 02184 |
| Ownership type | For profit - Corporation                     |
| Certified beds | 177                                          |

## § 2 CMS Federal Record

|                                            |                                  |
|--------------------------------------------|----------------------------------|
| Civil money penalties on file              | \$27,648                         |
| Deficiency citations — current cycle       | 11 ( 57% vs prior 24 months (7)) |
| Deficiency citations — prior 24 months     | 7                                |
| Immediate Jeopardy — current cycle         | 1                                |
| 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 | \$27,648                                              |
| MA state average                  | \$36,630 (this facility is 0.8× the MA average)       |
| National average                  | \$31,239 (this facility is 0.9× 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          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------|
| F689  | Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.                                                                                                                                   | <b>J • Immediate Jeopardy</b> | Complaint       |
| F656  | Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.                                                                                                                       | E                             | 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.                                                                                                    | E                             | Standard survey |
| F684  | Provide appropriate treatment and care according to orders, resident's preferences and goals.                                                                                                                                                           | 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 |
| F842  | Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.                                                                                               | 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       |
| F580  | Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.                                                                                                           | D                             | Standard survey |
| F658  | Ensure services provided by the nursing facility meet professional standards of quality.                                                                                                                                                                | 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 |
| F732  | Post nurse staffing information every day.                                                                                                                                                                                                              | C                             | Standard survey |

## § 5 Ownership

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|------------------|---------------------------------------------------|
| Ownership record | Owner on file: BRAINTREE OPCO, LLC (organization) |
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## § 6 CMS Care Compare Star Ratings

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|                       |                                    |
|-----------------------|------------------------------------|
| 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) | 3 / 5 (state avg 3.3 · US avg 3.7) |

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## § 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/225445">https://www.medicare.gov/care-compare/details/nursing-home/225445</a> |
| Snapshot SHA-256         | c30fd053a556f4df429b1801acd553000afdf33cc4d2316d74e151d8e17442b5                                                                                  |
| 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 225445.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash c30fd053a556.
  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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