

ANDOVER FOREST POST ACUTE CARE CENTER

Report ID: CCN 225530

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§ 1 Facility Identity

Facility	ANDOVER FOREST POST ACUTE CARE CENTER
CCN	225530
Location	1801 TURNPIKE STREET, NORTH ANDOVER, MA, 01845
Ownership type	For profit - Corporation
Certified beds	142

§ 2 CMS Federal Record

Civil money penalties on file	\$44,265
Deficiency citations — current cycle	12 (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	\$44,265
MA state average	\$36,630 (this facility is 1.2× the MA average)
National average	\$31,239 (this facility is 1.4× 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 12 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
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	E	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
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
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.	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
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Standard survey
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Standard survey
F690	Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections.	D	Standard survey
F740	Ensure each resident must receive and the facility must provide necessary behavioral health care and services.	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
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§ 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	\$44,265 vs \$50,756 (0.9× the chain average)
Current deficiencies vs chain average	12 vs 12.3 (1.0× 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	3 / 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/225530
Snapshot SHA-256	61ac48644e1542f30b5ee01b4b5353e8ba2fc6f4c8fa00e6f7bbe6915593817d
Methodology & version	v1.0 — https://www.caregiverhelponow.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 225530.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 61ac48644e15.
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.caregiverhelponow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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