

# Heritage Manor Nursing and Rehabilitation Center

Report ID: CCN 235234  
Generated: 2026-07-26T01:36:16.222Z

## § 1 Facility Identity

|                |                                                  |
|----------------|--------------------------------------------------|
| Facility       | Heritage Manor Nursing and Rehabilitation Center |
| CCN            | 235234                                           |
| Location       | 9500 Grand River Ave, Detroit, MI, 48204         |
| Ownership type | For profit - Corporation                         |
| Certified beds | 122                                              |

## § 2 CMS Federal Record

|                                            |                                       |
|--------------------------------------------|---------------------------------------|
| Civil money penalties on file              | \$0                                   |
| Deficiency citations — current cycle       | 18 ( 13% vs prior 24 months (16))     |
| Deficiency citations — prior 24 months     | 16                                    |
| Immediate Jeopardy — current cycle         | 0                                     |
| Actual-harm (G+) citations — current cycle | 1                                     |
| Special Focus Facility status              | Not listed                            |
| Abuse icon                                 | Yes — CMS abuse icon currently listed |

## § 3 Federal Penalties in Context

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| This facility — penalties on file | \$0                                                   |
| MI state average                  | \$33,031 (this facility is 0.0× the MI 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 18 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          |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F600  | Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.                                                       | G          | Complaint       |
| F812  | Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.                                   | F          | Complaint       |
| F921  | Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.                                                                    | F          | Complaint       |
| F812  | Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.                                   | F          | Standard survey |
| F880  | Provide and implement an infection prevention and control program.                                                                                                                       | F          | Standard survey |
| F908  | Keep all essential equipment working safely.                                                                                                                                             | F          | Standard survey |
| F921  | Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.                                                                    | F          | Standard survey |
| F567  | Honor the resident's right to manage his or her financial affairs.                                                                                                                       | E          | Standard survey |
| F568  | Properly hold, secure, and manage each resident's personal money which is deposited with the nursing home.                                                                               | 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. | E          | Standard survey |
| F602  | Protect each resident from the wrongful use of the resident's belongings or money.                                                                                                       | D          | Complaint       |
| F609  | Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.                                                                      | D          | Complaint       |

|      |                                                                                                                                                                                |   |                 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F610 | Respond appropriately to all alleged violations.                                                                                                                               | D | Complaint       |
| F602 | Protect each resident from the wrongful use of the resident's belongings or money.                                                                                             | D | Complaint       |
| 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 |
| F675 | Honor each resident's preferences, choices, values and beliefs.                                                                                                                | 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 |
| F805 | Ensure each resident receives and the facility provides food prepared in a form designed to meet individual needs.                                                             | D | Standard survey |

## § 5 Ownership & Chain Context

|                                       |                                                                                                  |
|---------------------------------------|--------------------------------------------------------------------------------------------------|
| Ownership record                      | Chain: PIONEER HEALTHCARE MANAGEMENT (9 facilities);<br>Owner on file: UDDIN, FAHIM (individual) |
| Ownership chain                       | PIONEER HEALTHCARE MANAGEMENT (9 facilities)                                                     |
| Penalties vs chain average            | \$0 vs \$18,856 (0.0× the chain average)                                                         |
| Current deficiencies vs chain average | 18 vs 11.3 (1.6× the chain average)                                                              |

## § 6 CMS Care Compare Star Ratings

|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 1 / 5 (state avg 3.2 · US avg 3)   |
| Health inspection     | 1 / 5 (state avg 2.8 · US avg 2.8) |
| Staffing              | 3 / 5 (state avg 3.5 · US avg 2.9) |
| Quality measures (QM) | 4 / 5 (state avg 4 · 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/235234">https://www.medicare.gov/care-compare/details/nursing-home/235234</a> |
| Snapshot SHA-256         | 9dca8c162a6953c105ba4b4aa34d6e501a9e383c1a336d4aa6b8c20dab79a7a8                                                                                  |
| 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 235234.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 9dca8c162a69.
  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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