

Greentree of Hubbell Rehabilitation and Health

Report ID: CCN 235551
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§ 1 Facility Identity

Facility	Greentree of Hubbell Rehabilitation and Health
CCN	235551
Location	52225 B Avenue, Hubbell, MI, 49934
Ownership type	For profit - Corporation
Certified beds	55

§ 2 CMS Federal Record

Civil money penalties on file	\$59,940
Deficiency citations — current cycle	31 (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	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$59,940
MI state average	\$33,031 (this facility is 1.8× the MI average)
National average	\$31,239 (this facility is 1.9× 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 31 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.	G	Complaint
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	F	Complaint
F730	Observe each nurse aide's job performance and give regular training.	F	Complaint
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.	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
F947	Ensure nurse aides have the skills they need to care for residents, and give nurse aides education in dementia care and abuse prevention.	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
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
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	E	Complaint
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
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but	E	Standard survey

not limited to receiving treatment and supports for daily living safely.

F802	Provide sufficient support personnel to safely and effectively carry out the functions of the food and nutrition service.	E	Standard survey
F804	Ensure food and drink is palatable, attractive, and at a safe and appetizing temperature.	E	Standard survey
F602	Protect each resident from the wrongful use of the resident's belongings or money.	D	Complaint
F726	Ensure that nurses and nurse aides have the appropriate competencies to care for every resident in a way that maximizes each resident's well being.	D	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F554	Allow residents to self-administer drugs if determined clinically appropriate.	D	Standard survey
F558	Reasonably accommodate the needs and preferences of each resident.	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.	D	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.	D	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Standard survey
F758	Implement gradual dose reductions(GDR) and non-pharmacological interventions, unless contraindicated, prior to initiating or instead of continuing psychotropic medication; and PRN orders	D	Standard survey

for psychotropic medications are only used when the medication is necessary and PRN use is limited.

F759	Ensure medication error rates are not 5 percent or greater.	D	Standard survey
F552	Ensure that residents are fully informed and understand their health status, care and treatments.	D	Complaint
F553	Allow resident to participate in the development and implementation of his or her person-centered plan of care.	D	Complaint
F567	Honor the resident's right to manage his or her financial affairs.	D	Complaint
F568	Properly hold, secure, and manage each resident's personal money which is deposited with the nursing home.	D	Complaint
F582	Give residents notice of Medicaid/Medicare coverage and potential liability for services not covered.	D	Complaint
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Complaint

§ 5 Ownership

Ownership record	Owner on file: LIGHTHOUSE AT HUBBELL HEALTH LLC (organization)
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§ 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

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/235551
Snapshot SHA-256	aadd08b3fb4ad33b5f3afce952cd383188a589305a2ea2efda3dd85b907658a8
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 235551.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash aadd08b3fb4a.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (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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