

Accordius Health at Rose Manor LLC

Report ID: CCN 345081
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§ 1 Facility Identity

Facility	Accordius Health at Rose Manor LLC
CCN	345081
Location	4230 North Roxboro Street, Durham, NC, 27704
Ownership type	For profit - Limited Liability company
Certified beds	111

§ 2 CMS Federal Record

Civil money penalties on file	\$16,801
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	\$16,801
NC state average	\$38,899 (this facility is 0.4× the NC average)
National average	\$31,239 (this facility is 0.5× 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
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Complaint
F925	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.	F	Complaint
F641	Ensure each resident receives an accurate assessment.	E	Standard survey
F814	Dispose of garbage and refuse properly.	E	Standard survey
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	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.	D	Standard survey
F644	Coordinate assessments with the pre-admission screening and resident review program; and referring for services as needed.	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
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Standard survey
F688	Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.	D	Standard survey
F607	Develop and implement policies and procedures to prevent abuse, neglect, and theft.	D	Complaint
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but	B	Standard survey

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

§ 5 Ownership & Chain Context

Ownership record	Chain: SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities); Owner on file: ACCORDIUS HEALTH AT ROSE MANOR LLC (organization)
Ownership chain	SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities)
Penalties vs chain average	\$16,801 vs \$38,505 (0.4× the chain average)
Current deficiencies vs chain average	12 vs 6.4 (1.9× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 2.9 · US avg 3)
Health inspection	2 / 5 (state avg 2.9 · US avg 2.8)
Staffing	3 / 5 (state avg 2.7 · 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/345081
Snapshot SHA-256	79479f9cb4e45e4d8671c29e657cfb2accdaf0c454fc38f39ac51678ebbd37d6
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 345081.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 79479f9cb4e4.
 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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