

White Oak Manor-Kings Mountain

Report ID: CCN 345151
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§ 1 Facility Identity

Facility	White Oak Manor-Kings Mountain
CCN	345151
Location	716 Sipes Street, Kings Mountain, NC, 28086
Ownership type	For profit - Corporation
Certified beds	154

§ 2 CMS Federal Record

Civil money penalties on file	\$53,811
Deficiency citations — current cycle	9 (up from 0 in the prior 24 months)
Deficiency citations — prior 24 months	0
Immediate Jeopardy — current cycle	1
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	Yes — CMS abuse icon currently listed

§ 3 Federal Penalties in Context

This facility — penalties on file	\$53,811
NC state average	\$38,899 (this facility is 1.4× the NC average)
National average	\$31,239 (this facility is 1.7× 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 9 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.	J · Immediate Jeopardy	Standard survey
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	E	Standard survey
F610	Respond appropriately to all alleged violations.	E	Standard survey
F700	Try different approaches before using a bed rail. If a bed rail is needed, the facility must (1) assess a resident for safety risk; (2) review these risks and benefits with the resident/representative; (3) get informed consent; and (4) Correctly install and maintain the bed rail.	E	Standard survey
F627	Ensure the transfer/discharge meets the resident's needs/preferences and that the resident is prepared for a safe transfer/discharge.	D	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	D	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F583	Keep residents' personal and medical records private and confidential.	D	Complaint
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: WHITE OAK MANAGEMENT (11 facilities)
Ownership chain	WHITE OAK MANAGEMENT (11 facilities)
Penalties vs chain average	\$53,811 vs \$30,878 (1.7× the chain average)
Current deficiencies vs chain average	9 vs 4.2 (2.2× 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	4 / 5 (state avg 2.7 · US avg 2.9)
Quality measures (QM)	2 / 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/345151
Snapshot SHA-256	5fde2daf866b2f49a7a0d1088a7db50bf44331d17d8e353eab9d352c6d1579d9
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 345151.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 5fde2daf866b.
 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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