

XENIA HEALTH AND REHAB

Report ID: CCN 365187
Generated: 2026-07-23T19:19:20.271Z

§ 1 Facility Identity

Facility	XENIA HEALTH AND REHAB
CCN	365187
Location	126 WILSON DRIVE, XENIA, OH, 45385
Ownership type	For profit - Limited Liability company
Certified beds	51

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	15 (650% vs prior 24 months (2))
Deficiency citations — prior 24 months	2
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	\$0
OH state average	\$23,139 (this facility is 0.0× the OH 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 15 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
F730	Observe each nurse aide's job performance and give regular training.	F	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F868	Have the Quality Assessment and Assurance group have the required members and meet at least quarterly	F	Standard survey
F880	Provide and implement an infection prevention and control program.	F	Standard survey
F759	Ensure medication error rates are not 5 percent or greater.	D	Complaint
F567	Honor the resident's right to manage his or her financial affairs.	D	Standard survey
F569	Notify each resident of certain balances and convey resident funds upon discharge, eviction, or death.	D	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
F582	Give residents notice of Medicaid/Medicare coverage and potential liability for services not covered.	D	Standard survey
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies.	D	Standard survey
F637	Assess the resident when there is a significant change in condition	D	Standard survey
F644	Coordinate assessments with the pre-admission screening and resident review program; and referring for services as needed.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	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.	D	Standard survey
F847	Inform resident or representatives choice to enter into binding arbitration agreement and right to refuse.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities); Owner on file: FLYER 7 OPERATIONS HOLDINGS LLC (organization)
Ownership chain	SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities)
Penalties vs chain average	\$0 vs \$38,505 (0.0× the chain average)
Current deficiencies vs chain average	15 vs 6.4 (2.3× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3.2 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 5 (state avg 2.4 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 4.5 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/365187
Snapshot SHA-256	07323415e492488628a8c483024b12c1f10f7f9f0d4dd3b68fa939d667b5465b
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 365187.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 07323415e492.
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.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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