

# OAKS OF WEST KETTERING THE

Report ID: CCN 365321  
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## § 1 Facility Identity

|                |                                              |
|----------------|----------------------------------------------|
| Facility       | OAKS OF WEST KETTERING THE                   |
| CCN            | 365321                                       |
| Location       | 1150 WEST DOROTHY LANE, KETTERING, OH, 45409 |
| Ownership type | For profit - Corporation                     |
| Certified beds | 118                                          |

## § 2 CMS Federal Record

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| Civil money penalties on file              | \$75,572                          |
| Deficiency citations — current cycle       | 19 ( 171% vs prior 24 months (7)) |
| Deficiency citations — prior 24 months     | 7                                 |
| Immediate Jeopardy — current cycle         | 0                                 |
| Actual-harm (G+) citations — current cycle | 2                                 |
| Special Focus Facility status              | Not listed                        |
| Abuse icon                                 | No                                |

## § 3 Federal Penalties in Context

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| This facility — penalties on file | \$75,572                                              |
| OH state average                  | \$23,139 (this facility is 3.3× the OH average)       |
| National average                  | \$31,239 (this facility is 2.4× 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 19 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          |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F686  | Provide appropriate pressure ulcer care and prevent new ulcers from developing.                                                                                                                                                                                                          | G          | Complaint       |
| F689  | Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.                                                                                                                                                                    | G          | 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 |
| 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.                                  | E          | Complaint       |
| 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          | Complaint       |
| F921  | Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.                                                                                                                                                                    | E          | Complaint       |
| F880  | Provide and implement an infection prevention and control program.                                                                                                                                                                                                                       | E          | Standard survey |
| F677  | Provide care and assistance to perform activities of daily living for any resident who is unable.                                                                                                                                                                                        | D          | Complaint       |
| F880  | Provide and implement an infection prevention and control program.                                                                                                                                                                                                                       | D          | Complaint       |
| F849  | Arrange for the provision of hospice services or assist the resident in transferring to a facility that will arrange for the provision of hospice services.                                                                                                                              | D          | Complaint       |
| F609  | Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.                                                                                                                                                                      | D          | Complaint       |

|      |                                                                                                                                                                                |   |                 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F686 | Provide appropriate pressure ulcer care and prevent new ulcers from developing.                                                                                                | D | Complaint       |
| 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 | Complaint       |
| F698 | Provide safe, appropriate dialysis care/services for a resident who requires such services.                                                                                    | D | Complaint       |
| F880 | Provide and implement an infection prevention and control program.                                                                                                             | D | Complaint       |
| F925 | Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.                                                                                  | D | Complaint       |
| F693 | Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.              | D | Standard survey |
| F803 | Ensure menus must meet the nutritional needs of residents, be prepared in advance, be followed, be updated, be reviewed by dietician, and meet the needs of the resident.      | D | Standard survey |
| F770 | Provide timely, quality laboratory services/tests to meet the needs of residents.                                                                                              | D | Complaint       |

## § 5 Ownership

|                  |                                                      |
|------------------|------------------------------------------------------|
| Ownership record | Owner on file: KETTERING HOLDINGS LLC (organization) |
|------------------|------------------------------------------------------|

## § 6 CMS Care Compare Star Ratings

|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 2 / 5 (state avg 3.2 · US avg 3)   |
| Health inspection     | 1 / 5 (state avg 2.8 · US avg 2.8) |
| Staffing              | 2 / 5 (state avg 2.4 · US avg 2.9) |
| Quality measures (QM) | 5 / 5 (state avg 4.5 · 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/365321">https://www.medicare.gov/care-compare/details/nursing-home/365321</a> |
| Snapshot SHA-256         | dbe4755852a0c27b0e7d1aa3a4535a767e8c90a4ec83d84b9497c6679e39e5fe                                                                                  |
| 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 365321.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash dbe4755852a0.
  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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