

EDENBROOK OF YEADON

Report ID: CCN 395374
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§ 1 Facility Identity

Facility	EDENBROOK OF YEADON
CCN	395374
Location	LANSDOWNE AND LINCOLN AVE, YEADON, PA, 19050
Ownership type	For profit - Limited Liability company
Certified beds	190

§ 2 CMS Federal Record

Civil money penalties on file	\$34,298
Deficiency citations — current cycle	21 (200% vs prior 24 months (7))
Deficiency citations — prior 24 months	7
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	\$34,298
PA state average	\$25,102 (this facility is 1.4× the PA average)
National average	\$31,239 (this facility is 1.1× 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 21 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
F697	Provide safe, appropriate pain management for a resident who requires such services.	E	Standard survey
F698	Provide safe, appropriate dialysis care/services for a resident who requires such services.	E	Standard survey
F847	Inform resident or representatives choice to enter into binding arbitration agreement and right to refuse.	E	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Complaint
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
F921	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.	D	Complaint
F553	Allow resident to participate in the development and implementation of his or her person-centered plan of care.	D	Standard survey
F604	Ensure that each resident is free from the use of physical restraints, unless needed for medical treatment.	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
F679	Provide activities to meet all resident's needs.	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
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	Standard survey

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	Standard survey
F880	Provide and implement an infection prevention and control program.	D	Standard survey
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Complaint
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	D	Complaint
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Complaint
F814	Dispose of garbage and refuse properly.	D	Complaint
F839	Employ staff that are licensed, certified, or registered in accordance with state laws.	D	Complaint
F925	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: EDEN SENIOR CARE (19 facilities); Owner on file: LIFSICS, CHANNIE (individual)
Ownership chain	EDEN SENIOR CARE (19 facilities)
Penalties vs chain average	\$34,298 vs \$36,310 (0.9× the chain average)
Current deficiencies vs chain average	21 vs 8.7 (2.4× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	3 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 3.6 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/395374
Snapshot SHA-256	e2a1b7b0be2ff17490c6aad5af59a77b3a46a8fb6b77823e7ac56f45c9abf2ca
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 395374.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash e2a1b7b0be2f.
 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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