

COURTYARD GARDENS NURSING AND REHAB CTR

Report ID: CCN 395518

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§ 1 Facility Identity

Facility	COURTYARD GARDENS NURSING AND REHAB CTR
CCN	395518
Location	999 WEST HARRISBURG PIKE, MIDDLETOWN, PA, 17057
Ownership type	Non profit - Corporation
Certified beds	102

§ 2 CMS Federal Record

Civil money penalties on file	\$8,469
Deficiency citations — current cycle	7 (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	2
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$8,469
PA state average	\$25,102 (this facility is 0.3× the PA average)
National average	\$31,239 (this facility is 0.3× 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 7 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
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	G	Complaint
F697	Provide safe, appropriate pain management for a resident who requires such services.	G	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Complaint
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.	E	Complaint
F641	Ensure each resident receives an accurate assessment.	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
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Standard survey

§ 5 Ownership

Ownership record	Owner on file: EABY, DOUGLAS (individual)
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§ 6 CMS Care Compare Star Ratings

Overall	4 / 5 (state avg 3 · US avg 3)
Health inspection	4 / 5 (state avg 2.8 · US avg 2.8)
Staffing	3 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	3 / 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/395518
Snapshot SHA-256	446c77be730817a486f2d1817ad37c93899cc29e4105edb69652ae6370dad436
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 395518.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 446c77be7308.
 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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