

GARDENS AT STEVENS, THE

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§ 1 Facility Identity

Facility	GARDENS AT STEVENS, THE
CCN	395575
Location	400 LANCASTER AVENUE, STEVENS, PA, 17578
Ownership type	For profit - Limited Liability company
Certified beds	82

§ 2 CMS Federal Record

Civil money penalties on file	\$55,807
Deficiency citations — current cycle	17 (89% vs prior 24 months (9))
Deficiency citations — prior 24 months	9
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	\$55,807
PA state average	\$25,102 (this facility is 2.2× the PA average)
National average	\$31,239 (this facility is 1.8× 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 17 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
F947	Ensure nurse aides have the skills they need to care for residents, and give nurse aides education in dementia care and abuse prevention.	F	Standard survey
F695	Provide safe and appropriate respiratory care for a resident when needed.	E	Complaint
F679	Provide activities to meet all resident's needs.	E	Complaint
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	E	Complaint
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	E	Complaint
F842	Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.	E	Complaint
F880	Provide and implement an infection prevention and control program.	E	Complaint
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	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint
F610	Respond appropriately to all alleged violations.	D	Complaint
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Complaint
F628	Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-	D	Standard survey

hold policies.

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
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: PRIORITY HEALTHCARE GROUP (14 facilities); Owner on file: MAYBROOK-P OPCO HOLDINGS LLC (organization)
Ownership chain	PRIORITY HEALTHCARE GROUP (14 facilities)
Penalties vs chain average	\$55,807 vs \$30,414 (1.8× the chain average)
Current deficiencies vs chain average	17 vs 10.5 (1.6× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 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/395575
Snapshot SHA-256	1afe7fb18de24ae4dfe1524aa8a883840efdf09cba5663be01ea6f4031eb2f2
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 395575.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 1afe7fb18de2.
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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