

Fairlane Gardens Nursing and Rehab at Reading

Report ID: CCN 395627
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§ 1 Facility Identity

Facility	Fairlane Gardens Nursing and Rehab at Reading
CCN	395627
Location	21 FAIRLANE ROAD, READING, PA, 19606
Ownership type	For profit - Limited Liability company
Certified beds	124

§ 2 CMS Federal Record

Civil money penalties on file	\$156,310
Deficiency citations — current cycle	7 (600% vs prior 24 months (1))
Deficiency citations — prior 24 months	1
Immediate Jeopardy — current cycle	1
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	\$156,310
PA state average	\$25,102 (this facility is 6.2× the PA average)
National average	\$31,239 (this facility is 5.0× 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 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.	K · Immediate Jeopardy	Complaint
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.	E	Complaint
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.	E	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Standard survey
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
F641	Ensure each resident receives an accurate assessment.	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

§ 5 Ownership & Chain Context

Ownership record	Chain: LME FAMILY HOLDINGS (15 facilities); Owner on file: UNDERSCORE HOLDINGS LLC (organization)
Ownership chain	LME FAMILY HOLDINGS (15 facilities)
Penalties vs chain average	\$156,310 vs \$51,029 (3.1× the chain average)
Current deficiencies vs chain average	7 vs 11.8 (0.6× 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	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/395627
Snapshot SHA-256	796cfe21e0211f40ac5607a0d80f0470946777e027a0851872551cee57f3c879
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 395627.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 796cfe21e021.
 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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