

EXTON POST ACUTE

Report ID: CCN 396144
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§ 1 Facility Identity

Facility	EXTON POST ACUTE
CCN	396144
Location	501 THOMAS JONES WAY, EXTON, PA, 19341
Ownership type	For profit - Limited Liability company
Certified beds	120

§ 2 CMS Federal Record

Civil money penalties on file	\$140,149
Deficiency citations — current cycle	13 (7% vs prior 24 months (14))
Deficiency citations — prior 24 months	14
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	\$140,149
PA state average	\$25,102 (this facility is 5.6× the PA average)
National average	\$31,239 (this facility is 4.5× 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 13 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
F678	Provide basic life support, including CPR, prior to the arrival of emergency medical personnel , subject to physician orders and the resident's advance directives.	J · Immediate Jeopardy	Complaint
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F770	Provide timely, quality laboratory services/tests to meet the needs of residents.	D	Complaint
F835	Administer the facility in a manner that enables it to use its resources effectively and efficiently.	D	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	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
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	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F694	Provide for the safe, appropriate administration of IV fluids for a resident when needed.	D	Complaint
F698	Provide safe, appropriate dialysis care/services for a resident who requires such services.	D	Complaint
F756	Ensure a licensed pharmacist perform a monthly drug regimen review, including the medical chart, following irregularity reporting guidelines in developed policies and procedures.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint

§ 5 Ownership & Chain Context

Ownership record	Chain: MARQUIS HEALTH SERVICES (88 facilities); Owner on file: EXTON OPERATOR LLC (organization)
Ownership chain	MARQUIS HEALTH SERVICES (88 facilities)
Penalties vs chain average	\$140,149 vs \$30,602 (4.6× the chain average)
Current deficiencies vs chain average	13 vs 10.9 (1.2× 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)	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/396144
Snapshot SHA-256	f78027f1b98399607851d6a6e712db758d115e2d83d8960fd0fc9da6609453d1
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 396144.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash f78027f1b983.
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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