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Viva Senior Living At Stafford

30 Kings Crest Drive
Stafford, VA 22554
(540) 288-9353

Current Inspector: Sarah Pearson (540) 680-9469

Inspection Date: Dec. 10, 2024

Complaint Related: No

Areas Reviewed:

Administration and Administrative Services
Personnel
Admission, Retention and Discharge of Residents
Resident Care and Related Services
Building and Grounds
Background Checks for Assisted Living Facilities
Sworn Statement

Comments:

Type of inspection: Monitoring

Date(s) of inspection and time the licensing inspector was on-site at the facility for each day of the inspection: 1/13/2025

The Acknowledgement of Inspection form was signed and left at the facility for each date of the inspection.

Number of residents present at the facility at the beginning of the inspection: 47

The licensing inspector completed a tour of the physical plant that included the building and grounds of the facility.

Number of resident records reviewed: 4

Number of staff records reviewed: 5

Number of interviews conducted with residents: 0

Number of interviews conducted with staff: 2

Observations by licensing inspector: LI observed residents participating in activity programs.

Additional Comments/Discussion:

An exit meeting will be conducted to review the inspection findings.

The evidence gathered during the inspection determined non-compliance with applicable standard(s) or law, and violation(s) were documented on the violation notice issued to the facility. The licensee has the opportunity to submit a plan of correction to indicate how the cited violation(s) will be addressed in order to return the facility to compliance and maintain future compliance with applicable standard(s) or law.

If the licensee wishes to provide a plan of correction: (i) type the plan on a separate Word document, (ii) identify the standard violation number being addressed, (iii) include the date the violation will be corrected, (IV) do not include any names or confidential information, and (V) return to the licensing inspector by email within five (5) business days of the exit interview.

Compliance with all applicable regulations and law shall be maintained and any areas of noncompliance must be corrected.

Within 15 calendar days of your receipt of the inspection findings (inspection summary, violation notice, and supplemental information), you may request a review and discussion of these findings with the inspector's immediate supervisor. To make a request for review and discussion, you must contact the licensing supervisor at the regional licensing office that serves your geographical area.

Regardless of whether a supervisory review has been requested, the results of the inspection will be posted to the DSS public website within 5 business days of your receipt of the Inspection Summary and/ or Violation Notice.

The department's inspection findings are subject to public disclosure.

Please Note: A copy of the findings of the most recent inspection are required to be posted on the premises of the facility.

For more information about the VDSS Licensing Programs, please visit: www.dss.virginia.gov

Should you have any questions, please contact Sarah Pearson, Licensing Inspector at (540) 680-9469 or by email at

Violations:

Standard #: 22VAC40-73-390-A

Description: Based on resident record review, the facility failed to, at or prior to the time of admission, there shall be a written agreement/acknowledgement of notification dated and signed by the resident or application for admission or the appropriate legal representative, and by the licensee or administrator.
Evidence:
1. Resident 1 had a resident agreement on file signed by the resident?s legal representative on 1/3/2025. The facility?s change of ownership went into effect on 10/15/2024.
2. Resident 2 had a resident agreement on file signed by the resident?s legal representative on 1/8/2025. The facility?s change of ownership went into effect on 10/15/2024.
3. Resident 3 had a resident agreement on file signed by the resident?s legal representative on 11/25/2024. The facility?s change of ownership went into effect on 10/15/2024.

Plan of Correction: All residents contracts are now signed. Due to the change of ownership, it took a couple of weeks to set up new contracts. We also changed from daily rates to monthly rates and family members took a long time to return said contracts and they signed them the date they did them.

Disclaimer:

This information is provided by the Virginia Department of Social Services, which neither endorses any facility nor guarantees that the information is complete. It should not be used as the sole source in evaluating and/or selecting a facility.