

Department of Health & Human Services
Centers for Medicare & Medicaid Services

Printed: 08/27/2026
Form Approved OMB
No. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: 495343	(X2) MULTIPLE CONSTRUCTION A. Building B. Wing	(X3) DATE SURVEY COMPLETED 06/17/2026
NAME OF PROVIDER OR SUPPLIER Greene Acres Rehabilitation and Nursing		STREET ADDRESS, CITY, STATE, ZIP CODE 355 William Mills Drive Stanardsville, VA 22973	
For information on the nursing home's plan to correct this deficiency, please contact the nursing home or the state survey agency.			
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (Each deficiency must be preceded by full regulatory or LSC identifying information)		
F 0908 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Some	Keep all essential equipment working safely. **NOTE- TERMS IN BRACKETS HAVE BEEN EDITED TO PROTECT CONFIDENTIALITY** Based on observation, resident interview, staff interview, and facility record review, the facility failed to maintain the functionality of essential equipment for one of two water heaters. The findings include: A resident interview was conducted with Resident #5 (R5) on 6/15/2026 at 12:48 PM. During this interview R5 stated that the water is not always hot. R5 stated that the water heater occasionally trips out and that the receptionist's husband has to be called to reset the water heater for hot water to be returned. R5 stated they were unsure of the duration this has been occurring, but it had been going on for a while. During this interview, the hot water was run in R5's room and was observed to be hot. An interview was conducted with the Maintenance Director on 6/16/2026 at 11:00 AM. The maintenance director stated that the water heater had been cleaned in early 2024. He stated that the water heater would frequently go into lockout and need to be manually reset. He stated that after cleaning the water heater the frequency of this occurring has decreased. Maintenance director presented temperature logs. No concerns were identified with the temperature logs. An interview was conducted with Other Staff #7 (Environmental Services) on 6/16/2026 at 11:38 AM. Other Staff #7 stated that the hot water will kick off occasionally and need to be reset and that several people know how to reset the water [NAME]. Other Staff #7 stated that the only way to know if the water heater had kicked off was to run the water. If the water stayed cold than the water heater needed to be reset. An interview was conducted with the Laundry Manager (Other staff #5) on 6/16/2026 at 11:58 AM. The Laundry Manager stated that the only times they would have issues with hot water in the laundry is when they are having trouble with the water heater. The Laundry Manager stated that the only way to know if the water heater needed to be reset was by running the water, like to wash hands, and observe the water not getting warm. An interview was conducted with the environmental services (EVS) manager on 6/16/2026 at 1:13 PM. The EVS manager believed this water heater supplied hot water to the 100, 200, 300 halls as well as the laundry and kitchen. The EVS manager stated the only way to know if the water heater has tripped is the absence of hot water such as if residents or staff wash their hands and the water is ice cold. The EVS manager stated that the water heater trips out about approximately every four to six hours and he or somebody else will go reset it. EVS manager stated that sometimes on the weekends they may not have hot water because not all of the Certified Nursing Assistants (CNAs) know how to reset the water heater. The EVS manager was not aware of any plans to replace or repair the water heater. A second interview was conducted with the Maintenance Director on 6/16/26 at 2:51 PM. The Maintenance Director stated that this water heater supplied hot water to the 100, 200, and 300 halls as well as the laundry and the kitchen. He stated that if not enough hot water is being pulled the water heater goes to standby and then when the demand for hot water increases it has to come back on. He stated that he believes the lack of hot water demand at times causes the water heater to trip out more frequently. When asked how residents and/or staff know if the water heater is not working, he stated that when they wash their hands if the water is not getting hot, staff can notify him and he will come to fix it. When he is not available, there are several others he has trained to reset the water heater including kitchen staff, some CNAs, and the EVS manager. On weekends the CNAs perform the reset and if they have an (continued on next page)		

Any deficiency statement ending with an asterisk (*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
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F 0908 Level of Harm - Minimal harm or potential for actual harm Residents Affected - Some	issue he only lives ten minutes away and can come. He stated it was happening frequently in 2024, but since they had the water heater cleaned it only has to be reset about once a week. An interview occurred with the Administrator on 6/17/2026 at 8:47 AM. The Administrator stated that when the water heater trips out, it takes about ten minutes for the hot water to return after the water heater is reset and that several people had been trained on how to reset the water heater. The Administrator was able to provide current inspection certificates for continued use of this water heater. During the survey process, several observations of water temperatures were made including in the resident rooms, showers, kitchen, and laundry. There were no identified issues with the water temperature noted during the survey. This information was made aware to the facility leadership staff on 6/17/2026 at 2:15 PM. No further information was provided prior to exit.		