



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

Edmonds Vista AFH LLC
Edmonds Vista AFH LLC
22527 87th Ave W
Edmonds, WA 98026

RE: Edmonds Vista AFH LLC License # 752737

Dear Provider:

This letter addresses Compliance Determination(s) 78354 (Completion Date 06/02/2026) and 75915 (Completion Date 04/16/2026).

The Department completed a follow-up inspection of your Adult Family Home on 06/02/2026 and found that you have corrected the violations listed in the Full report dated 04/16/2026. Your home is back in compliance as of 05/30/2026 with the cited requirements of the Washington Administrative Code or the Revised Code of Washington or both.

The Department found that deficiencies for the following licensing laws and regulations were corrected:

WAC 388-76-10198-2-a, WAC 388-76-10198-2-b, WAC 388-76-10198-2-c, WAC 388-76-10198-4

The Department staff who did the on-site verification:

Hang Lu, Licenser

If you have any questions, please contact me at (206)914-5042.

Sincerely,

Renee' Bourque

Renee Bourque, Field Manager
Region 2, Unit I
Residential Care Services



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Statement of Deficiencies	License #: 752737	Compliance Determination # 75915
Plan of Correction	Edmonds Vista AFH LLC	Completion Date
Page 1 of 3	Licensee: Edmonds Vista AFH LLC	04/16/2026

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Adult Family Home license.

The department completed data collection for the unannounced on-site full inspection on 04/14/2026 of:

Edmonds Vista AFH LLC
22527 87th Ave W
Edmonds, WA 98026

The following sample was selected for review during the unannounced on-site visit: 0 of 2 current residents and 0 former residents.

The department staff that inspected the Adult Family Home:

Hang Lu, Licensor

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 2, Unit I
20311 52nd Ave W, Suite 100
Lynnwood, WA 98036

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As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Renee S. Sengue
Residential Care Services

04/17/2026
Date

I understand that to maintain an Adult Family Home license, I must be in compliance with all the licensing laws and regulations at all times.

WONIE SHIPAW
Provider (or Representative)

4/20/2026
Date

WAC 388-76-10198 Adult family home Personnel records. The adult family home must keep documents related to staff in a place readily accessible to authorized department staff. These documents must be available during the staff's employment, and for at least two years following employment. The documents must include but are not limited to:

- (2) Staff orientation and training records pertinent to duties, including, but not limited to:
 - (a) Training required by chapter 388-112A WAC, including as appropriate for each staff person, orientation, basic training or modified basic training, specialty training, nurse delegation core training, and continuing education;
 - (b) Cardiopulmonary resuscitation;
 - (c) First aid; and
 - (4) Criminal history disclosure and background check results as required.

This requirement was not met as evidenced by:

Based record review and interview, the Adult Family Home (AFH) failed to have the personnel records for 1 of 2 staff (Staff B) readily available for review. This failure delayed verification of staff qualifications to work in the home and placed residents at risk of being cared for by staff who were not fully qualified.

Findings Included...

In an interview, on 04/14/2026 at 10:30 AM, Staff A, Entity Representative, reported that Staff B, Caregiver, started working as a volunteer and back-up caregiver in 2020. Staff A reported that Staff B was a licensed practical nurse. Staff A stated that Staff B worked in the AFH when Staff A had an appointment outside the home.

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Review of personnel records showed Staff B was missing the following documents: Orientation form, fingerprint-based check (FBC), valid cardiopulmonary resuscitation (CPR)/ first aid card, food worker's card (FWC), and Developmental Disabilities (DD) specialty training.

In an interview, on 04/14/2026 at 11:43 AM, Staff A stated that they could not find Staff B's missing documents. Staff A stated that they would check with Staff B and send the missing documents to the Department by the next day.

Review of documents received by the Department on 04/15/2026 showed the AFH sent copies of Staff B's orientation form, valid CPR/ first aid, and FWC. Record review showed the AFH did not send Staff B's FPC and DD specialty training certificate.

In an email sent from Staff A to the Department, dated 04/15/2026, Staff A stated that they could not find Staff B's FBC and DD specialty training certificate.

In a phone interview, on 04/15/2026 at 1:30 PM, Staff A stated that Staff B had obtained the FBC and DD specialty training for their (Staff B's) other employment. Staff A stated that they would ask Staff B for copies of their FBC and DD specialty training certificate.

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, Edmonds Vista AFH LLC is or will be in compliance with this law and / or regulation on (Date) 5/30/2026

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.



Provider (or Representative)

4/20/202026

Date