



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20425 72nd Avenue S, Suite 400, Kent, WA 98032

3 Tree Vista Adult Family Home LLC
3 Tree Vista Adult Family Home LLC
4701 SW Admiral Way PMB 47
Seattle, WA 98116

RE: 3 Tree Vista Adult Family Home LLC License # 753954

Dear Provider:

This letter addresses Compliance Determination(s) 67876 (Completion Date 10/28/2025) and 62104 (Completion Date 09/08/2025).

The Department completed a follow-up inspection of your Adult Family Home on 10/28/2025 and found that you have corrected the violations listed in the Complaint report dated 09/08/2025. Your home is back in compliance as of 09/12/2025 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 388-76-10198-4

The Department staff who did the off-site verification:
Denetta Uzzell, NCI Complaint Investigator

If you have any questions, please contact me at (253)234-6007.

Sincerely,

Lydia Owusu-Acheampong, Community Field Manager
Region 2, Unit G
Residential Care Services

This document was prepared by Residential Care Services for the Locator website.



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20425 72nd Avenue S, Suite 400, Kent, WA 98032

Statement of Deficiencies	License #: 753954	Compliance Determination # 62104
Plan of Correction	3 Tree Vista Adult Family Home LLC	Completion Date
Page 1 of 3	Licensee: 3 Tree Vista Adult Family Home LLC	09/08/2025

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 an unannounced on-site complaint investigation on 07/02/2025 of:

3 Tree Vista Adult Family Home LLC
15809 23rd Ave SW
Burien, WA 98166

This document references the following complaint number(s): 184190

The following sample was selected for review during the unannounced on-site visit: 0 of 0 current residents and 1 former residents.

The department staff that investigated the Adult Family Home:

Denetta Uzzell, NCI Complaint Investigator

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit G
20425 72nd Avenue S, Suite 400
Kent, WA 98032

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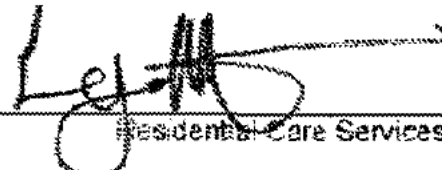
09.12.2025 12:54:01

State of Washington

9/10

Statement of Deficiencies	License #: 753964	Compliance Determination # 62104
Plan of Correction	3 Tree Vista Adult Family Home LLC	Completion Date
Page 2 of 3	Licensee: 3 Tree Vista Adult Family Home LLC	09/08/2025

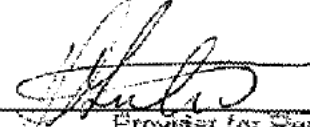
As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.


Residential Care Services

9-10-2025

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.


Provider (or Representative)

9/12/25
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:

(4) Criminal history disclosure and background check results as required.

This requirement was not met as evidenced by:

Based on interview and record review the Adult Family Home (AFH) failed to ensure the Washington name and date of birth background inquiry was included in the personnel file of 1 of 1 caregiver (Staff B, Caregiver). This failure delayed the department determining if the caregiver was qualified to care for the residents in the home.

Findings included...

On 07/02/2025 at 10:30 AM, in an interview, Staff A, Entity Representative, said that they hired Staff B to assist with Resident 1, Former Resident's increased care needs. Staff A said Resident 1 was discharged from the AFH on [REDACTED] 2025. Staff A said Staff B said they had gotten the state background check at their previous employment and would bring in a copy of the result. Staff A said they asked Staff B multiple times to bring in the copy of the background check.

Record review of Staff B personnel file had a copy of a Washington State Patrol online report. They did not show a copy of the state background check through the department's Background Check Central Unit (BCCU).

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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.

Residential Care Services

Date

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Statement of Deficiencies	License # 753954	Compliance Determination # 52704
Plan of Correction	3 Tree Vista Adult Family Home LLC	Completion Date
Page 3 of 3	Licensee: 3 Tree Vista Adult Family Home LLC	09/08/2025

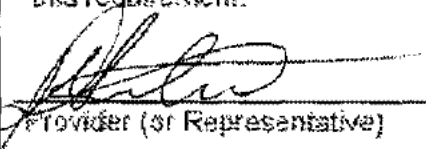
On 9/21/2025 at 12:58 PM, Staff A said Staff B did have a background check. Staff A was reminded that the online report was not an official report and that Staff B needed a report from the department's BCCU. Staff A said Staff B only worked for 3 days at the AFH.

On 08/26/2025, reviewed results of an email from BCCU inquiry showed multiple inquiries had been made on Staff B in the past 7 months, including a fingerprint-based background check. These inquiries were not included in Staff B's personnel file at the AFH.

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, 3 Tree Vista Adult Family Home LLC is or will be in compliance with this law and / or regulation on

(Date) 9/12/25

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


Provider (or Representative)

9/12/25
Date

On 8/21/2025 at 12:50 PM, Staff A said Staff B did have a background check. Staff A was reminded that the online report was not an official report and that Staff B needed a report from the department's BCCU. Staff A said Staff B only worked for 3 days at the AFH.

On 08/26/2025, reviewed results of an email from BCCU inquiry showed multiple inquiries had been made on Staff B in the past 7 months, including a fingerprint-based background check. These inquiries were not included in Staff B's personnel file at the AFH.

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