



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

BTR LLC
Elysian Estates Adult Family Home
3174 West Payetta Avenue
Kennewick, WA 98336

RE: Elysian Estates Adult Family Home License # 754833

Dear Provider:

This letter addresses Compliance Determination(s) 71099 (Completion Date 01/07/2026) and 67969 (Completion Date 12/16/2025).

The Department completed a follow-up inspection of your Adult Family Home on 01/07/2026 and found that you have corrected the violations listed in the Full report dated 12/16/2025. Your home is back in compliance as of 12/18/2025 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 388-76-10265-1-a, WAC 388-76-10530-2

The Department staff who did the off-site verification:
Melanie Hopkins, NHI-AFH Licensor

If you have any questions, please contact me at (509)572-7394.

Sincerely,

Michelle Ann Yarbrough

Michelle Yarbrough, Adult Family Home Field Manager
Region I, Unit C
Residential Care Services



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Region 1, Unit C
Residential Care Services



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DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

Statement of Deficiencies	License #: 754833	Compliance Determination # 67969
Plan of Correction	Elysian Estates Adult Family Home	Completion Date
Page 1 of 4	Licensee: BTR LLC	12/16/2025

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 the unannounced on-site full inspection on 10/29/2025 and 11/05/2025 of:

Elysian Estates Adult Family Home
3174 West Payette Avenue
Kennewick, WA 99336

The following sample was selected for review during the unannounced on-site visit: 6 of 6 current residents and 0 former residents.

The department staff that inspected the Adult Family Home:

Melanie Hopkins, NHI-AFH Licensors

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 1 , Unit C
1200 Alder Street
Union Gap, WA 98903

12.18.2025 10:16:12

State of Washington

7/10

Statement of Deficiencies	License #: 754833	Compliance Determination # 67959
Plan of Correction	Elysian Estates Adult Family Home	Completion Date
Page 2 of 4	Licensed: BTR LLC	12/16/2025

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.

Michelle Ann Yarbrough
Residential Care Services

12/17/2025

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)12/18/25

Date

WAC 388-76-10265 Tuberculosis Testing Required.

(1) The adult family home must develop and implement a system to ensure the following persons have tuberculosis testing within three days of employment:

(a) Provider,

This requirement was not met as evidenced by:

Based on interview and record review, the Adult Family Home (AFH) failed to ensure a tuberculosis (TB) test was completed for 1 of 6 staff (Staff A) within three days of hire. This failure placed residents at risk for exposure to a contagious airborne respiratory illness.

Findings included:

Record review on 11/05/2025 showed that Staff A, Provider, had not had TB testing completed at time of opening the AFH, 01/22/2021, nor by 07/03/2022 when waived requirements for TB testing were reinstated.

In an interview on 11/05/2025 at 3:00 PM, Staff A stated that they did not remember having a TB test or that it was required.

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

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

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)

Date

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(a) Provider;

This requirement was not met as evidenced by:

Based on interview and record review, the Adult Family Home (AFH) failed to ensure a tuberculosis (TB) test was completed for 1 of 6 staff (Staff A) within three days of hire. This failure placed residents at risk for exposure to a contagious airborne respiratory illness.

Findings included . . .

Record review on 11/05/2025 showed that Staff A, Provider, had not had TB testing completed at time of opening the AFH, 01/22/2021, nor by 07/03/2022 when waived requirements for TB testing were reinstated.

In an interview on 11/05/2025 at 3:00 PM, Staff A stated that they did not remember having a TB test or that it was required.

12.18.2025 10:16:12

State of Washington

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Statement of Deficiencies	License # 754833	Compliance Determination # 67989
Plan of Correction	Elysian Estates Adult Family Home	Completion Date
Page 3 of 4	Licensed: BTR LLC	12/18/2025

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, Elysian Estates Adult Family Home is or will be in compliance with this law and / or regulation on (Date) 12/18/25.

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



Provider (or Representative)

12/18/25

Date

WAC 388-76-10530 Resident rights Notice of rights and services.

(2) Upon receiving the notice of rights and services at admission and at least every 24 months, the home must ensure the resident and a representative of the home sign and date an acknowledgement stating that the resident has received the notice of rights and services as outlined in this section. The home must retain a signed and dated copy of both the notice of rights and services and the acknowledgement in the resident's record.

This requirement was not met as evidenced by:

Based on interview and record review, the Adult Family Home (AFH) failed to review and sign the Notice of Services (Admission Agreement) every 24 months for 1 of 6 residents (Resident 4). This failure placed the resident at risk of not understanding their rights and responsibilities as a resident of the AFH.

Findings included . .

On 11/06/2025 records were reviewed for Resident 4, admitted to the AFH on [REDACTED] 2022. No record was located for Resident 4's Admission Agreement having been reviewed and signed since date of admission, 20 months overdue.

In an interview on 11/06/2025 at 4:15 PM, Staff B, Resident Manager, stated they were not aware that the Admission Agreement with Resident 4 had not been reviewed or signed when required.

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

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, Elysian Estates Adult Family Home is or will be in compliance with this law and / or regulation on (Date)_____.

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Provider (or Representative)

Date

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12.18.2025 10:16:12

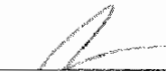
State of Washington

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Statement of Deficiencies	License #: 754833	Compliance Determination # 67989
Plan of Correction	Elysian Estates Adult Family Home	Completion Date
Page 4 of 4	Licensee: BTR LLC	12/18/2025

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Provider (or Representative)12/18/25_____
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