



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

Serendipity Senior Care LLC
Serendipity Senior Care LLC
4024 S 148th Street
Tukwila, WA 98168

RE: Serendipity Senior Care LLC License # 754966

Dear Provider:

This letter addresses Compliance Determination(s) 67513 (Completion Date 10/22/2025) and 65551 (Completion Date 09/16/2025).

The Department completed a follow-up inspection of your Adult Family Home on 10/22/2025 and found that you have corrected the violations listed in the Full report dated 09/16/2025. Your home is back in compliance as of 09/25/2025 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 388-76-10510-7, WAC 388-76-10015-1

The Department staff who did the on-site verification:
Angelica Rios, ALF Licenser

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

Statement of Deficiencies	License #: 754966	Compliance Determination # 65551
Plan of Correction	Serendipity Senior Care LLC	Completion Date
Page 1 of 4	Licensee: Serendipity Senior Care LLC	09/16/2025

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 09/11/2025 of:

Serendipity Senior Care LLC
4024 S 148th Street
Tukwila, WA 98168

The following sample was selected for review during the unannounced on-site visit: 2 of 5 current residents and 0 former residents.

The department staff that inspected the Adult Family Home:

Angelica Rios, ALF Licenser

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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Statement of Deficiencies	License #: 754966	Compliance Determination # 65551
Plan of Correction	Serendipity Senior Care LLC	Completion Date
Page 2 of 4	Licensee: Serendipity Senior Care LLC	09/16/2025

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.



Residential Care Services

9-25-2025
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)

09/25/2025
Date

WAC 388-76-10510 Resident rights Basic rights. The adult family home must ensure that each resident:

(7) Is cared for in an environment that is safe, clean, comfortable, and homelike; and

This requirement was not met as evidenced by:

Based on observation and interview, the Adult Family Home (AFH) failed to ensure appropriate safety measures were in place for 1 of 2 sampled residents (Resident 4) who required special assistance during an evacuation. This failure placed Resident 4 at risk of harm in the event of a fire.

Findings included...

Observation on 09/11/2025 at 10:45 AM showed Resident 4 lived in and received care from the AFH.

During an interview on 09/11/2025 at 11:00 AM, Staff A, Entity Representative/Resident Manager, stated that Resident 4 was deaf.

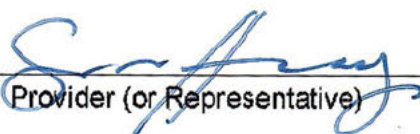
Observation on 09/11/2025 at 12:15 PM showed that Resident 4 lived in Bedroom ■. Further observation showed that Bedroom ■ had a standard audible fire alarm and had no visual alerting system.

During an interview on 09/11/2025 at 4:45 PM, Staff A stated that they were not aware a fire alarm with a visual component was necessary for Resident 2. Staff A further stated that they would purchase and install a fire alarm that appropriately functioned for hearing impaired persons.

Statement of Deficiencies	License #: 754966	Compliance Determination # 65551
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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, Serendipity Senior Care LLC is or will be in compliance with this law and / or regulation on (Date) 09/25/2025.

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


Provider (or Representative)

09/25/2025
Date

WAC 388-76-10015 License Adult family home Compliance required.

(1) The licensed adult family home must comply with all the requirements established in chapters 70.128 , 70.129, 74.34 RCW, this chapter and other applicable laws and regulations including chapter 74.39A RCW; and

This requirement was not met as evidenced by:

Based on observation and interview, the Adult Family Home (AFH) failed to have a 1 of 1 Medical Test Site Waiver (MTSW), a license required to perform certain medical tests in an AFH. This failure led to the AFH conducting tests on Resident 2 without a MTSW.

Findings included...

Observation on 09/11/2025 at 10:45 AM, showed Residents 2 lived in and received care from the AFH.

During an interview on 09/11/2025 at 11:30 AM, Staff C, Caregiver, stated that Resident 2 was Diabetic (a chronic disease where the body doesn't properly regulate blood sugar levels) and dependent on insulin (a hormone that helps regulate blood sugar levels) injections.

During an interview on 09/11/2025 at 4:45 PM, Staff A, Entity Representative/Resident Manager, stated that Resident 2's care included regular glucose testing conducted in the AFH. Staff A further stated that they were not aware a MTSW was required for glucose testing in the home. Staff A additionally stated that they would apply for MTSW.

Statement of Deficiencies	License #: 754966	Compliance Determination # 65551
Plan of Correction	Serendipity Senior Care LLC	Completion Date
Page 4 of 4	Licensee: Serendipity Senior Care LLC	09/16/2025

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, Serendipity Senior Care LLC is or will be in compliance with this law and / or regulation on (Date) 09/15/2025.

date application of CIA
waiver was mailed

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



Provider (or Representative)

09/25/2025

Date