



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

Prosperity & Quality Adult Family Home LLC
Magnolia Adult Family Home
4326 29TH AVE WEST
SEATTLE, WA 98199

RE: Magnolia Adult Family Home License # 755249

Dear Provider:

This letter addresses Compliance Determination(s) 56914 (Completion Date 03/25/2025) and 54882 (Completion Date 02/27/2025).

The Department completed a follow-up inspection of your Adult Family Home on 03/25/2025 and found that you have corrected the violations listed in the Complaint report dated 02/27/2025. Your home is back in compliance as of 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 388-76-10315-1-c, WAC 388-76-10315-1-e, WAC 388-76-10315-1-f, WAC 388-76-10315-1-g

The Department staff who did the on-site verification:
Ywen Dah Liou, AFH Complaint Investigator

If you have any questions, please contact me at (253)341-7376.

Sincerely,

Alfredo Brown

Alfredo Brown, Allied Health Field Manager
Region 2, Unit K
Residential Care Services

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



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Statement of Deficiencies	License #: 755249	Compliance Determination # 54882
Plan of Correction	Magnolia Adult Family Home	Completion Date
Page 1 of 3	Licensee: Prosperity & Quality Adult Family Home LLC	02/27/2025

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 02/14/2025 of:

Magnolia Adult Family Home
4326 29TH AVE WEST
SEATTLE, WA 98199

This document references the following complaint number(s): 166958, 166888, 167025, 167455

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

The department staff that investigated the Adult Family Home:

Ywen Dah Liou, AFH Complaint Investigator

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit K
20311 52nd Ave W, Suite 100
Lynnwood, WA 98036

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Statement of Deficiencies	License #: 755249	Compliance Determination # 54882
Plan of Correction	Magnolia Adult Family Home	Completion Date
Page 2 of 3	Licensee: Prosperity & Quality Adult Family Home LLC	02/27/2025

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.

Alfredo Brown
Residential Care Services

03/05/2025
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.

GL
Provider (or Representative)

3/6/2025
Date

WAC 388-76-10315 Resident record Required. The adult family home must:

- (1) Create, maintain, and keep records for residents in the home where the resident lives and ensure that the records:
- (c) Be kept confidential so that only authorized persons see their contents;
- (e) Be protected to prevent loss, alteration or destruction and unauthorized use;
- (f) Be kept for three years after the resident leaves the home or death of the resident;
- (g) Be available so that department staff may review them when requested; and

This requirement was not met as evidenced by:

Based on interview and record review, the Adult Family Home (AFH) failed to secure and keep the records for 1 of 6 Residents (Resident 6). This failure placed Resident 6's personal and health information at risk for identify theft and for possible violation of Health Insurance Portability and Accountability Act of 1996 (HIPPA).

Findings included...

Review of Resident 6's record showed that Resident 6 admitted to the AFH on [REDACTED] 2024 and was discharged on [REDACTED] 2025.

Review of Resident 6's record at the AFH on 02/14/2025, showed the AFH did not have the Negotiated Care Plan (NCP) for Resident 6 available.

During an interview on 02/14/2025 at 1:48 PM, Staff A, Provider stated that Collateral Contact 1 (CC1) was a former nurse delegator for residents, including Resident 6. Staff A stated they terminated CC1's service about five months ago.

During an interview on 02/20/2025 at 7:40 AM, Staff A stated they could not find

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Alfredo Brown
Residential Care Services

03/05/2025
Date

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Statement of Deficiencies	License #: 755249	Compliance Determination # 54882
Plan of Correction	Magnolia Adult Family Home	Completion Date
Page 3 of 3	Licensee: Prosperity & Quality Adult Family Home LLC	02/27/2025

Resident 6's NCP. Staff A stated that CC1 possibly took Resident 6's NCP when they entered the AFH without permission.

By an electronic mail on 02/20/2025 at 10:59 PM, Staff A stated that CC1 visited the AFH on 02/10/2025 around 11:00 AM without permission.

During an interview on 02/24/2025 at 10:45 AM, Collateral Contact 2 (CC2), former caregiver stated that CC1 visited the AFH and accessed to residents' records.

During an interview on 02/24/2025 at 10:45 AM, CC1 stated they went to the AFH to obtain residents' records few weeks ago. CC1 stated they needed residents' records to receive a reimbursement from the state department for their services to residents. CC1 stated that the AFH did not have Resident 6's NCP.

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, Magnolia Adult Family Home is or will be in compliance with this law and / or regulation on (Date) 3/6/2025.

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



Provider (or Representative)

3/6/2025

Date

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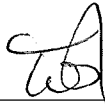
Correction for citation: February 27th of 2025
MAGNOLIA AFH

1) WAC 388-76-10315 RESIDENT RECORD

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- (1) Create, maintain, and keep records for residents in the home where the resident lives and ensure that the records:
- (e) Be protected to prevent loss, alteration or destruction and unauthorized use;
- (f) Be kept for three years after the resident leaves the home or death of the resident;
- (g) Be available so that department staff may review them when requested;

This will be corrected. This AFH will ensure that all residents records will be kept safe from outsiders to ensure all residents and their records are safe. This AFH will ensure regular checks on records to ensure all records are in binders and ready when state or other professional visitors are in need. This AFH will ensure to keep residents records for at least three years after a resident move out of passed.



Provider Signature



Date