



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

Marlen Deochoa
Casa Mia
605 Hull Rd
Brewster, WA 98812

RE: Casa Mia License # 755916

Dear Provider:

This letter addresses Compliance Determination(s) 58603 (Completion Date 04/25/2025) and 55468 (Completion Date 02/28/2025).

The Department completed a follow-up inspection of your Adult Family Home on 04/25/2025 and found that you have corrected the violations listed in the Complaint report dated 02/28/2025. Your home is back in compliance as of 03/24/2025 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 388-76-10750-6, WAC 388-76-10750-6-a, WAC 388-76-10750-6-b, WAC 388-76-10750-6-c

The Department staff who did the on-site verification:
Brittney Shull, Community Complaint Investigator

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

Sincerely,

Michelle Ann Garbrough

Michelle Yarbrough, Adult Family Home Field Manager
Region 1, Unit C
Residential Care Services

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



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

Statement of Deficiencies	License #: 755916	Compliance Determination # 55468
Plan of Correction	Casa Mia	Completion Date
Page 1 of 4	Licensee: Marlen Deochoa	02/28/2025

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 02/27/2025 of:

Casa Mia
605 Hull Rd
Brewster, WA 98812

This document references the following complaint number(s): 166155

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:

Brittney Shull, Community Complaint Investigator

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

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.

Michelle Ann Garbrough

Residential Care Services

03/03/2025

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.

Marlen Deochoa

Provider (or Representative)

03/10/2025

Date

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

WAC 388-76-10750 Safety and maintenance. The adult family home must:

(6) Ensure hot water temperature is at least one hundred five degrees and does not exceed one hundred twenty degrees Fahrenheit at all fixtures used by or accessible to residents, such as:

- (a) Tubs;
- (b) Showers; and
- (c) Sinks;

This requirement was not met as evidenced by:

Based on observation and interview, the Adult Family Home (AFH) failed to ensure that the hot water temperature in the home was at least 105 degrees Fahrenheit (F) at all fixtures accessible to residents. This failure resulted in residents bathing in uncomfortably cool water.

Findings included....

On 02/27/2025 at 12:32 PM Resident 1 stated that the temperature varied during their showers from ice cold to burning hot. Resident 1 stated that Staff A, Provider, told Resident 1 that the water heater was broken, and Staff A could not afford to fix it.

On 02/27/2025 at 1:00 PM Resident 2 stated that showers were sometimes cold, and they required a heated light fixture in the bathroom to keep them comfortable.

On 02/27/2025 at 1:22 PM Resident 3 stated that sometimes the hot water ran out after

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 Garbrough

03/03/2025

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

WAC 388-76-10750 Safety and maintenance. The adult family home must:

(6) Ensure hot water temperature is at least one hundred five degrees and does not exceed one hundred twenty degrees Fahrenheit at all fixtures used by or accessible to residents, such as:

- (a) Tubs;
- (b) Showers; and
- (c) Sinks;

This requirement was not met as evidenced by:

Based on observation and interview, the Adult Family Home (AFH) failed to ensure that the hot water temperature in the home was at least 105 degrees Fahrenheit (F) at all fixtures accessible to residents. This failure resulted in residents bathing in uncomfortably cool water.

Findings included...

On 02/27/2025 at 12:32 PM Resident 1 stated that the temperature varied during their showers from ice cold to burning hot. Resident 1 stated that Staff A, Provider, told Resident 1 that the water heater was broken, and Staff A could not afford to fix it.

On 02/27/2025 at 1:00 PM Resident 2 stated that showers were sometimes cold, and they required a heated light fixture in the bathroom to keep them comfortable.

On 02/27/2025 at 1:22 PM Resident 3 stated that sometimes the hot water ran out after

multiple showers. Resident 3 reported if they waited an hour, the water would be warm enough to comfortably shower.

On 02/27/2025 at 1:47 PM the kitchen sink faucet hot water was turned on and measured. It took 5 minutes to reach a maximum temperature of 100.6 degrees Fahrenheit. Staff A stated that they had been running laundry.

On 02/27/2025 at 1:54 PM the washing machine was empty. The dryer was running on a timed cycle that showed 60 minutes remaining on the timer which had a maximum time of 80 minutes.

On 02/27/2025 at 1:57 PM the bathroom sink faucet hot water near Resident 1, 2, & 3's bedroom was turned on and measured. After 2 minutes, it reached a maximum temperature of 99.9 degrees Fahrenheit, then began to decrease in temperature. Staff A was asked not to run any more laundry, dishwasher, or dishes until the water temperature could be measured again.

On 02/27/2025 at 2:52 PM the kitchen sink faucet was turned on and measured. After 5 minutes, the temperature reached a maximum of 98.4 degrees Fahrenheit.

On 02/27/2025 at 3:00 PM observation showed two water heaters were observed in the utility room. The water heater on the left had rust stains and the valves that connected the heater to the pipes were positioned in the "off" setting. On top of the heater on the left a sign read, "Water turned off and power off to this tank only. Right electrical power breaker 5/9." The water heater on the right appeared to be in good repair, the valves connecting it to the pipes were positioned on, and the temperature gauge was set to 120 degrees Fahrenheit. Staff A stated that they had replaced one of the two water heaters after the water heater had begun to leak. Staff A stated that they were told that they did not need the second water heater replaced. Staff A stated they did not know that only one water heater was not providing enough warm water to the home while they were doing laundry.

Statement of Deficiencies

License #: 755916

Compliance Determination # 55468

Plan of Correction

Casa Mia

Completion Date

Page 4 of 4

Licensee: Marlen Deochoa

02/28/2025

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, Casa Mia is or will be in compliance with this law and / or regulation on (Date) 03/24/2025

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

Marlen DeOchoa
Provider (or Representative)

03/18/2025
Date

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, Casa Mia is or will be in compliance with this law and / or regulation on (Date)_____.

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

Provider (or Representative)

Date