



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

CLAY DAVIS STROUD LLC
SUN TERRACE PROSSER
2131 WINE COUNTRY ROAD
PROSSER, WA 99350

RE: SUN TERRACE PROSSER License # 1440

Dear Administrator:

This letter addresses Compliance Determination(s) 74944 (Completion Date 03/26/2026) and 71975 (Completion Date 01/27/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 03/26/2026 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2040-2

The Department staff who did the on-site verification:
Melissa Milanez, Community Complaint Investigator

If you have any questions, please contact me at (509)208-5231.

Sincerely,

Laura Williams-Davis

Laura Williams-Davis, ALF Field Manager
Region 1, Unit G
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: SUN TERRACE PROSSER **Provider Type:** Assisted Living Facility

License/Cert. #: 1440

Intake ID: 208687

Compliance Determination #: 71975

Region/Unit #: RCS Region 1 / Unit G

Investigator: Melissa Milanez

Investigation Date(s): 01/27/2026 through 01/27/2026

Complainant Contact Date(s):

Allegation(s):

The facility failed the Fire Marshal reinspection.

Investigation Methods:

Sample:	Total residents: 66 Resident sample size: 66 Closed records sample size:
Observations:	Resident rooms (room 117) Residents
Interviews:	Identified staff Maintenance staff
Record Reviews:	Characteristic roster Initial inspection report Follow-up inspection report Follow-up letter Communication email for scheduled repairs.

Investigation Summary:

The facility failed their initial Fire Marshal inspection and their follow-up Fire Marshal reinspection. Failed practice identified. WAC 388-78A-2040 (2).

Conclusion / Action:

- ☒ Failed Provider Practice Identified / Citation(s) Written
- ☐ Failed Provider Practice Not Identified / No Citation Written
- ☐ N/A



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Statement of Deficiencies	License #: 1440	Compliance Determination # 71975
Plan of Correction	SUN TERRACE PROSSER	Completion Date
Page 1 of 3	Licensee: CLAY DAVIS STROUD LLC	01/27/2026

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 01/27/2026 of:

SUN TERRACE PROSSER
2131 WINE COUNTRY ROAD
PROSSER, WA 99350

This document references the following complaint number(s): 208687

The following sample was selected for review during the unannounced on-site visit: 66 of 66 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Melissa Milanez, Community Complaint Investigator

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 1, Unit G
1200 Alder Street
Union Gap, WA 98903

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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.

Laura Williams-Davis
Residential Care Services

01/30/2026
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Camille Herrera

Administrator (or Representative)

2/4/2026
Date

WAC 388-78A-2040 Other requirements.

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility was non-compliant during their re-inspection of the facility. This failure placed residents living in the facility, staff, and visitors at risk of harm in the event of a fire.

Findings included...

Record review of the Deputy State Fire Marshal (DSFM)'s report, dated 01/12/2026, showed that facility failed their initial inspection on 11/06/2025. The follow-up reinspection on 01/12/2026 showed that the facility continued to violate the following requirements:

- The following violation was observed during inspection: 5-year FDC hydrostatic testing report indicates that the test failed. No correction report was provided.
In an interview on 01/27/2026 at 11:01 AM, Staff A, Administrator, acknowledged that the facility had an uncorrected violation during their Fire Marshal reinspection that occurred on 01/12/2026.

In an interview on 01/27/2026 at 11:05 AM, Staff B, Maintenance Supervisor, acknowledged that the facility had an uncorrected violation during their Fire Marshal

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reinspection that occurred on 01/12/2026. Staff B stated that they had an appointment already scheduled with ABC Fire Control for 02/09/2026 to get the 5-year sprinkler inspection completed.

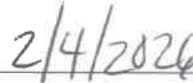
Plan/Attestation Statement

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, SUN TERRACE PROSSER is or will be in compliance with this law and / or regulation on (Date) 3/12/2026.

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



Administrator (or Representative)



Date