



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

CAMP I RICHLAND REAL ESTATE HOLDING CO, LLC
GUARDIAN ANGEL HOMES (THE COTTAGE)
245 Van Giesen St
Richland, WA 99354

RE: GUARDIAN ANGEL HOMES (THE COTTAGE) License # 1513

Dear Administrator:

This letter addresses Compliance Determination(s) 39335 (Completion Date 04/08/2024) and 37398 (Completion Date 03/07/2024).

The Department completed a follow-up inspection of your Assisted Living Facility on 04/08/2024 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-2070-1

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,

Michelle Closner

Gwin Kaercher, Field Manager
Region 1, Unit G
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: GUARDIAN ANGEL
HOMES (THE COTTAGE)
License/Cert. #: 1513

Provider Type: Assisted Living Facility

Compliance Determination #: 37398

Intake ID: 120254

Investigator: Melissa Milanez

Region/Unit #: RCS Region 1 / Unit G

Investigation Date(s): 02/28/2024 through 03/07/2024

Complainant Contact Date(s):

Allegation(s):

Identified resident was moved into the facility without a preadmission assessment.

Investigation Methods:

Sample:	Total residents: 69 Resident sample size: 6 Closed records sample size:
Observations:	Identified resident Residents Resident rooms Cares
Interviews:	Identified resident Nursing staff Residents Family members
Record Reviews:	Medical records Hospital records Facility policies Staff patterns

Investigation Summary:

Observations, interviews and record review showed that the facility did not complete a preadmission assessment prior to moving in the resident. Failed practice identified WAC 388-78A-2070 Timing of preadmission assessment. Reference Statement of Deficiency dated 03/07/2024.

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 #: 1513 Compliance Determination # 37398
Plan of Correction GUARDIAN ANGEL HOMES (THE COTTAGE) Completion Date
Page 1 of 3 Licensee: CAMP I RICHLAND REAL ESTATE HOLDING CO, LLC 03/07/2024

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 02/28/2024 and 02/28/2024 of:

GUARDIAN ANGEL HOMES (THE COTTAGE)
245 Van Giesen St
Richland, WA 99354

This document references the following complaint number(s): 119045, 120254, 118623, 119338, 118648, 120385

The following sample was selected for review during the unannounced on-site visit: 6 of 69 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Melissa Milanez, Community Complaint Investigator

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

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.

Quin Kaercher
Residential Care Services

03/15/2024
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.

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

Statement of Deficiencies	License #: 1513	Compliance Determination # 37398
Plan of Correction	GUARDIAN ANGEL HOMES (THE COTTAGE)	Completion Date
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 Administrator (or Representative)

03/19/2024

 Date

WAC 388-78A-2070 Timing of preadmission assessment.

(1) Unless there is an emergency, the assisted living facility must complete the preadmission assessment of the prospective resident before each prospective resident moves into the assisted living facility.

This requirement was not met as evidenced by:

Based on interview and record review the Assisted Living Facility (ALF) failed to perform a preadmission assessment on 1 of 6 residents (Resident 1). This failure placed Resident 1 at risk for not having an assessment to identify and meet the resident's healthcare needs.

Findings included...

Record review of the facility's policy titled, "Move-In Policy," undated, showed that prior to moving into the facility the resident shall have a written physicians order to admit. The order will include a statement signed by the physician that the resident is appropriate for the level of services that the facility will provide. Policy also showed that the licensed nurse upon assessment will determine if a resident's safety can be assured by the appropriate combination of personal and community design.

Record review of Resident 1's Admission Record showed that the resident was admitted to the facility on [REDACTED] 2024.

Record review of Resident 1's progress note dated [REDACTED] 2024 showed that they arrived at the facility via private vehicle accompanied by their spouse at 5:30 PM. Resident 1 arrived with no physician's orders and no medications. Progress notes also showed that Resident 1 had been hospitalized for having an abnormal brain image showing fluid collection and left the hospital Against Medical Advice (AMA). Records showed they had diagnosis of [REDACTED] and takes Carbidopa Levodopa four times daily (medication used to treat symptoms of Parkinson's disease), was a risk for falls, had fainting and vision changes, and was weak and deconditioned and would require full assistance from staff.

Record review of Resident 1's records as of 02/28/2024 showed there was no preadmission assessment to review.

In an interview on 02/28/2024 at 12:40 PM, Staff B, Licensed Practical Nurse/Health and Wellness Director, stated that Resident 1 arrived at the facility after dark and without

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warning. Staff B stated that they were unaware of Resident 1's medical history, care needs, and had no written orders from past or current providers. Staff B stated this was a safety concern and not what the facility represents. Staff B also stated that Staff A, Administrator, approved for Resident 1 to be admitted to the facility without the nurse conducting a preadmission assessment.

In an interview on 02/28/2024 at 1:34 PM, Collateral Contact 1 (CC1), stated that Resident 1 had been in the hospital for three days and needed to take them out "right away". They spoke with Staff A over the phone on 02/21/2024 regarding moving R1 into the facility. CC1 stated that Staff A approved for Resident 1 to move into the facility and confirmed that the resident had no discharge orders from the hospital and that they had taken them out Against Medical Advice (AMA). CC1 stated that there had been no preadmission assessment completed by a nurse from the facility prior to the resident moving in and that there had only ever been a conversation over the phone with Staff A.

In an interview on 03/07/2024 at 4:43 PM, Staff C, stated that Staff A no longer worked at the facility. Staff C also stated that admission assessments were required per the ALF's policy and that what occurred with Resident 1's admission was not part of their standard operating procedure.

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, GUARDIAN ANGEL HOMES (THE COTTAGE) is or will be in compliance with this law and / or regulation on (Date) 03/19/2024

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



Administrator (or Representative)

03/19/2024

Date