



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING 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) 73877 (Completion Date 03/05/2026) and 71610 (Completion Date 01/22/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 03/05/2026 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 off-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

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



Residential Care Services Investigation Summary Report

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

Provider Type: Assisted Living Facility

Compliance Determination #: 71610

Intake ID: 207689

Investigator: Melissa Milanez

Region/Unit #: RCS Region 1 / Unit G

Investigation Date(s): 01/20/2026 through 01/22/2026

Complainant Contact Date(s):

Allegation(s):

The facility failed the Fire Marshal reinspection.

Investigation Methods:

Sample:	Total residents: 67 Resident sample size: 67 Closed records sample size:
Observations:	Residents Kitchen
Interviews:	Maintenance staff Adminstrator
Record Reviews:	Characteristic roster Initial inspection report Follow-up inspection report Follow-up letter

Investigation Summary:

The facility failed their initial Fire Marshal inspection and their follow-up Fire Marshal inspection. 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 #: 1513	Compliance Determination # 71610
Plan of Correction	GUARDIAN ANGEL HOMES (THE COTTAGE)	Completion Date
Page 1 of 3	Licensee: CAMP I RICHLAND REAL ESTATE HOLDING CO, LLC	01/22/2026

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 01/20/2026 of:

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

This document references the following complaint number(s): 207689, 208381, 208767

The following sample was selected for review during the unannounced on-site visit: 67 of 67 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

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

Statement of Deficiencies License #: 1513 Compliance Determination # 71610
 Plan of Correction GUARDIAN ANGEL HOMES (THE COTTAGE) Completion Date
 Page 2 of 3 Licensee: CAMP | RICHLAND REAL ESTATE HOLDING CO, LLC 01/22/2026

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

01/28/2026
 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.

Juan Miller
 Administrator (or Representative)

2/3/2026
 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 01/05/2026, showed that facility failed their initial inspection on 11/03/2025. The follow-up reinspection on 01/05/2026 showed that the facility continued to violate the following requirements:

- The gas appliances on casters in the kitchen are not limited by a restraining device.
- The facility is unable to provide documentation for the annual forward flow test in accordance with NFPA 25.
- The facility is unable to provide documentation for the quarterly sprinkler system inspections.
- The following inspection and testing were completed on 10/09/2025, however the technician has a journeyman fitters' certification and is not certified to complete inspections and testing: annual inspection, five-year internal pipe inspection, and three-year trip test.

Statement of Deficiencies License #: 1613 Compliance Determination # 71810
 Plan of Correction GUARDIAN ANGEL HOMES (THE COTTAGE) Completion Date
 Page 3 of 3 Licensee: CAMP 1 RICHLAND REAL ESTATE HOLDING CO, LLC 01/22/2026

• The following inspection was re-performed by a licensed technician but facility unable to provide documentation.

In an interview on 01/20/2026 at 1:10 PM, Staff A, Administrator, acknowledged that the facility had uncorrected violations during their Fire Marshal inspection that occurred on 01/05/2026.

Record review of a facility provided written communication on 01/22/2026 at 12:04 PM, Staff A stated that maintenance staff had not completed the tethering of the casters for the commercial kitchen and indicated the tethering would be completed as soon as possible and photographs would be provided to the fire marshal upon completion.

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) 2/11/2026.

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



Administrator (or Representative)

2/3/26

Date

WAC 388-78a-2040**STEP ONE; *How the Facility will correct the deficiency for each numbered resident.***

Calendar of annual inspection anticipated date. Communication with Fire Control Systems to send credentials of the person coming on site to perform the test to ensure proper license.

STEP TWO; *How the facility will protect other residents in similar situations.*

Annual inspection reports will be kept in a binder in the administration's office, in the same binder as the current state survey.

STEP THREE; *Measures the facility will take or systems it will change to ensure the problem does not recur.*

Having the Administrators emailed on the correspondences from Fire System Control and WSP Deputy Fire Marshalls office. Ensuring that the reports are signed by the Administrator and The Maintenance Director. Having an exit meeting upon exit of their inspection.

STEP FOUR; *How does the facility plan to monitor its ongoing performance to sustain compliance.*

Scheduled exit meetings when inspectors come to the facility. Monthly safety meetings with focus on topics of inspection/fire safety.

STEP FIVE; *dates corrective action will be completed.*

2/11/2026

STEP SIX; *Title of the person responsible for ensuring correction.*

Laura Miller- Administrator

Jon Thompson- Maintenance Director