



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
800 NE 136th Ave Ste 200, Vancouver, WA 98684

06/23/2025

Bonaventure of Lacey LLC
Bonaventure of Lacey
3425 Boone Rd SE
Salem, OR 97317

RE: Bonaventure of Lacey # 2036

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 61453 (Completion Date 06/23/2025) and 57477 (Completion Date 04/29/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 06/23/2025 and found no deficiencies.

The Department found that deficiencies for the following licensing laws and regulations were corrected:

WAC 388-78A-3090 Maintenance and housekeeping.

(1) The assisted living facility must:

- (a) Provide a safe, sanitary and well-maintained environment for residents;
- (b) Keep exterior grounds, assisted living facility structure, and component parts safe, sanitary and in good repair;
- (c) Keep facilities, equipment and furnishings clean and in good repair; and

The Department staff who did the On Site verification:
Phan Pham, Nurse Surveyor

If you have any questions, please contact me at (360)450-1218.

Sincerely,

Clinton Fridley

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

Clinton Fridley, Adult Family Home Nurse Field Manager
Region 3, Unit E
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: Bonaventure of Lacey **Provider Type:** Assisted Living Facility
License/Cert.#: 2036
Compliance Determination #: 57477 **Intake ID:** 173999
Investigator: Pamela Horlick **Region/Unit #:** RCS Region 3 / Unit E
Investigation Date(s): 04/04/2025 through 04/29/2025
Complainant Contact Date(s):

Allegation(s):

Physical Environment: Report of strong smell of gas coming from a laundry room.

Investigation Methods:

Sample:	Total residents: 89 Resident sample size: 0 Closed records sample size: 0
Observations:	Residents Resident rooms Resident to resident interactions Staff to resident interactions
Interviews:	Nursing staff Residents Maintenance staff Housekeeping staff
Record Reviews:	State reporting log Facility policies Characteristic Roster

Investigation Summary:

Based on observation, interview and record review, the facility placed residents, staff, and visitors at risk of exposure to gas fumes and at risk of harm and injury due to a gas leak. Failed practice identified.

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 #: 2036	Compliance Determination # 57477
Plan of Correction	Bonaventure of Lacey	Completion Date
Page 1 of 6	Licensee: Bonaventure of Lacey LLC	04/29/2025

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 04/04/2025 and 04/28/2025 of:

Bonaventure of Lacey
4528 Intelco Loop SE
Lacey, WA 98503

This document references the following complaint number(s): 173999

The following sample was selected for review during the unannounced on-site visit: 0 of 89 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Pamela Horlick, NCI RN Complaint Investigator

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 3 , Unit E
800 NE 136th Ave Ste 200
Vancouver, WA 98684

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

Statement of Deficiencies	License #: 2036	Compliance Determination # 57477
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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.

Cory Cisneros

Residential Care Services

05/07/2025

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.

Megan H

Administrator (or Representative)

5/12/2025

Date

WAC 388-78A-3090 Maintenance and housekeeping.

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- (c) Keep facilities, equipment and furnishings clean and in good repair; and

This requirement was not met as evidenced by:

Based on interview, observation, and record review the facility failed to provide a safe, and well-maintained environment for 1 of 1 Assisted Living Facility. This failure placed 89 of 89 residents, staff, and visitors at risk of exposure to gas fumes and at risk of harm and injury due to a gas leak.

Findings included...

Record review of the facility's policy titled, "Gas Control Valves", undated, showed, 1.) "Should you smell gas (a strong sulfur or "rotten egg" smell) call the Executive Director from a phone well away from the suspected leak and, if directed, follow the steps below. If you cannot locate the leak or cannot isolate the leak to a smaller area, you may need to shut off the gas to the entire building. 2. Evacuate everyone from the area of the suspected leak. Do not turn anything on or off, do not unplug anything, do not use cellular phones or radios. For gas leaks in the laundry room, evacuate the area and attempt to isolate the leak by shutting off the gas to that laundry room. The gas valve is located behind the dryers."

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.

Residential Care Services

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.

Administrator (or Representative)

Date

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Record review of a report made to the department on 04/03/2025, showed "there was a very strong smell of gas coming from the laundry room on the fourth floor. The smell went away about 02/15/2025 then came back again 04/01/2025. I have notified staff at [the facility]. Other caregivers at the facility were being told it was a urine smell." There were no reports from the facility of the issue.

Record review of the Departments database showed there were no reported concerns for gas leaks between December 2024 and February 2025.

In an interview on 04/03/2025 at 6:11PM, Collateral Contact 1 (CC1), stated (Collateral Contact 2, CC2), Caregiver reported to Collateral Contact 3 (CC3), caregiver, that they smelled gas. CC2 stated CC3 said they were aware of it and the maintenance man didn't want to fix it. CC3 told CC2 that it wasn't a big deal to them (maintenance). CC1 stated CC2 could smell gas on every floor when they went to the other laundry rooms. CC2 told CC1 the smell gave them a headache.

In an interview on 04/09/2025 at 12:32 PM, CC2 stated back in January they were on the fourth floor in the assisted living laundry room and when they walked in they were immediately hit with the smell of gas. CC2 stated they were in there for 5-10 minutes and their head wasn't feeling right. CC2 stated they flagged down CC3 and informed them that they smelled gas. CC2 stated CC3 said they were aware of it and had tried telling maintenance and maintenance stated it was because caregivers washed clothes with urine on them, not washing them properly and then throwing them in the dryer. CC2 told CC3 the smell was definitely not urine. CC3 agreed and told CC2 that maintenance won't do anything about it. CC2 stated after that they had gone in the laundry room and did not smell the gas anymore. CC2 stated then last week they had gone in the 4th floor laundry room and could smell it again. CC2 stated they left and called CC1 immediately.

In an interview on 04/10/2025 at 3:16 PM, CC3 was asked when they first had concerns of a gas leak, they stated it was in December 2024. CC3 stated Staff A, Executive Director, was aware and asked if any alarms were going off in which CC3 told them no. CC3 stated the smell then had gone away and it wasn't brought up again. CC3 was asked if they informed anyone and they said they informed Staff E, previous maintenance director. CC3 stated Staff E stated it smelled like urine. CC3 was asked if Staff E did anything about it, they stated they just denied smelling gas. CC3 was asked if they talked to Staff D, maintenance, about it, they stated no they just talked to Staff E. CC3 was asked to describe what they smelled, they stated smelled like propane, it made them dizzy and lightheaded and burned their nostrils. CC3 was asked if any other caregivers experienced the same, they stated yes, Collateral Contact 4 (CC4), caregiver.

In an interview on 04/25/2025 at 11:55 AM, CC4 was asked if they recalled an incident about a gas leak, they stated yes. They were made aware months ago of one on either the 3rd or 4th floor assisted living laundry rooms. CC4 stated the smell was pretty bad. CC4 stated another caregiver asked them to go in to see if they could smell it. CC4 stated they could smell it and it made them very uncomfortable and dizzy. CC4 stated

they were worried for the residents. CC4 stated another caregiver had been in contact with Staff A about the concern. CC4 stated Staff A's response was that they would have maintenance look at it. CC4 stated after that they had spoke with Staff E and asked them if they were aware of it and they said they weren't aware of it. CC4 stated Staff E said they would look into it. CC4 stated they told Staff E the smell was pretty severe. CC4 stated they don't know what happened after that but the smell would come and go.

In an interview on 04/10/2025 at 11:38 AM, Staff E was asked if they were made aware of a concern for a gas leak back in January or December, they stated yes. Staff E stated they were the maintenance director at the facility and recalled a gas leak. Staff E stated they checked the laundry rooms and double checked the gas lines were tight and there was nothing. Staff E was asked if staff informed them of the smell of gas, they stated it was a staff member that told them and the staff member probably heard it from a resident. Staff E was asked if they remember a work order being put in in January or December, they stated they believed there was and there should be record of it. Staff E was asked if they used a device to detect gas, they stated they did not and didn't know if the facility had a tool to detect gas leaks. Staff E stated they couldn't smell anything. Staff E stated they used water and soap for bubbles and there was nothing. Staff E was asked if there was monthly testing of the gas lines, they stated no, they were not told to do that.

In an interview on 04/04/2025 at 9:56 AM, Staff C, Caregiver, was asked if they had concerns of any smells in any of the laundry rooms, they stated there was a dryer on the fourth floor that had smelled of gas four months prior.

In an observation on 04/04/2025 at 10:25 AM, in the laundry room on the second floor by the sign that says "271-278" two clothes dryers were off and not warm indicating they had not recently been used. The smell of natural gas (rotten egg smell) was noted near the dryer on the left.

In an interview on 04/04/2025 at 10:57, Staff D, Maintenance, was asked what the process was if they were made aware someone had a concern of a gas leak, they stated gas leaks were serious and they would drop what they were doing and grab a gas detector and check it. Staff D stated they have a CO2 detector (a device to detect carbon monoxide [a poisonous gas] but does not detect gas leaks) and a gas detector. Staff D was asked what their process was for checking the gas dryers, they stated every month they clean out the vents and they check the gas lines for leaks. Staff D was asked if they were ever told by anyone that they smelled gas, they stated yes it was in memory care and it wasn't gas. Staff D stated it was musty clothes in the dryer. Staff D stated when they are told there was a leak, it was not. Staff D was asked if anyone told them about a concern of gas smell on the fourth floor, they stated, no we had one about two weeks ago and the previous maintenance director (Staff E) went up there and took care of it. Staff D was asked if there was documentation that it was done, they stated they put in work orders and they would look for it.

In an interview on 04/04/2025 at 11:07 AM, Staff D, stated they recall there being a work order for a leak on the fourth floor on the assisted living side in February. Staff D stated they couldn't find the work order. Staff D was asked if they could grab their gas detector, they stated they couldn't find it and believed that Staff E took the gas detector when they ended their employment at the facility.

In an interview and observation on 04/04/2025 at 11:19AM, Staff D, was asked if they smelled gas in the second-floor laundry room, they stated no, they can't smell anything. Staff D stated they need to purchase a gas detector because the previous maintenance director left them empty-handed. Staff D stated they couldn't smell gas.

In an interview on 04/04/2025 at 11:34 AM, Staff B, Health and Wellness Director, was asked if they were aware of a gas leak, they stated no, sometimes you can smell it a little bit. Staff B stated they can smell it when staff was doing a perm (chemical process for hair that creates waves or curls) on a resident. Staff B was asked if they were aware of a gas leak the past few months, they stated there hadn't been one since they have worked there at the facility. Staff B was asked what the process was when they were made aware of a possible gas leak, they stated, they would have maintenance look at it. Staff B was asked if maintenance had a device they use to check for leaks, they stated they believed they did.

Record review of the facility staff list, undated, showed Staff B had a hire date of 04/08/2020.

In an interview on 04/04/2025 at 11:45 AM, Staff B and Staff F, Assistant Executive Director, were asked to go to the second-floor laundry room. Staff B and Staff F were asked if they smelled gas, Staff F stated yes. Staff B and Staff F were asked what they were going to do about it. Staff B stated they were going to shut the doors to the laundry room. Staff B stated they were going to have Staff D come look at it. Staff B stated if Staff D finds something then they will call 911. Staff B was asked if Staff D used a device, they stated they weren't sure what they used. Staff B was asked how they would confirm it was a leak if they couldn't smell it, Staff B stated if Staff D felt there was a leak they would call the fire department. Staff F stated they were going to call Staff A. Staff B was informed that Staff D stated they remembered there being a work order done for the laundry room on the 4th floor. The work order was requested.

In an observation and interview on 04/04/2025 at 12:08 PM, residents were observed being escorted out of the dining room to outside the building. Staff A stated that they shut off the gas and were calling the gas company.

In an observation on 04/04/2025 at 12:10 PM, a firetruck was observed pulling up to the front of the building while residents were being evacuated.

In an interview on 04/04/2025 at 12:20 PM Staff A stated the fire department was

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unable to get gas readings due to the main gas valve being shut off.

In an interview on 04/04/2025 at 12:43 PM, Staff A was asked if they were ever made aware of a gas leak a few months ago on the fourth floor. Staff A stated yes and it was immediately fixed. Staff A stated it wasn't a gas leak. Staff A stated someone pushed the dryer up against the wall and pinched the line, so now it had a new hose. Staff A stated the maintenance staff went up there and it was fixed immediately. Staff A was asked if there was a work order for that, they stated no, it was fixed immediately, and not all work orders were documented. Staff A was asked if the hose was pinched if that was a leak, they stated they didn't smell gas, the maintenance man didn't smell gas but the resident did. Staff A was asked if the resident smelled it, if there was a leak, they stated no because there was no leak. Staff A stated the previous maintenance man didn't smell gas and the CO2 detectors weren't going off.

In an interview on 04/04/2025 at 1:20 PM, Collateral Contact 5 (CC5), Puget Sound Energy technician, was asked if someone could smell gas when an appliance was hooked up, they stated you shouldn't. CC5 was asked if someone did smell gas could that mean there was a leak. They stated it could. CC5 stated that when you first start up the dryer it could push out some gas. CC5 was asked what if the appliance was off and not running, they stated you shouldn't smell it.

In an interview on 04/04/2025 at 1:22 PM, CC5, in laundry room on second floor, was asked if they had detected a leak with their device, they stated, yes there was a leak.

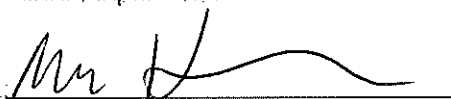
In an interview on 04/04/2025 at 1:25 PM, Staff A was asked if Puget Sound Energy found a leak, they stated yes they did, it was two pin-holes in the line.

This is a recurring deficiency previously cited on 09/21/2023 and 05/31/2023.

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, Bonaventure of Lacey is or will be in compliance with this law and / or regulation on (Date) 6/13/25.

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


Administrator (or Representative)

5/12/2025
Date

unable to get gas readings due to the main gas valve being shut off.

In an interview on 04/04/2025 at 12:43 PM, Staff A was asked if they were ever made aware of a gas leak a few months ago on the fourth floor, Staff A stated yes and it was immediately fixed. Staff A stated it wasn't a gas leak. Staff A stated someone pushed the dryer up against the wall and pinched the line, so now it had a new hose. Staff A stated the maintenance staff went up there and it was fixed immediately. Staff A was asked if there was a work order for that, they stated no, it was fixed immediately, and not all work orders were documented. Staff A was asked if the hose was pinched if that was a leak, they stated they didn't smell gas, the maintenance man didn't smell gas but the resident did. Staff A was asked if the resident smelled it, if there was a leak, they stated no because there was no leak. Staff A stated the previous maintenance man didn't smell gas and the CO2 detectors weren't going off.

In an interview on 04/04/2025 at 1:20 PM, Collateral Contact 5 (CC5), Puget Sound Energy technician, was asked if someone could smell gas when an appliance was hooked up, they stated you shouldn't. CC5 was asked if someone did smell gas could that mean there was a leak. They stated it could. CC5 stated that when you first start up the dryer it could push out some gas. CC5 was asked what if the appliance was off and not running, they stated you shouldn't smell it.

In an interview on 04/04/2025 at 1:22 PM, CC5, in laundry room on second floor, was asked if they had detected a leak with their device, they stated, yes there was a leak.

In an interview on 04/04/2025 at 1:25 PM, Staff A was asked if Puget Sound Energy found a leak, they stated yes they did, it was two pin holes in the line.

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Date