



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
800 NE 136th Ave Ste 200, Vancouver, WA 98684

03/25/2026

Highgate Vancouver LP
Highgate Senior Living
9803 NE Hazel Dell Ave
Vancouver, WA 98665

RE: Highgate Senior Living # 2233

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 74476 (Completion Date 03/25/2026) and 71923 (Completion Date 01/29/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 03/25/2026 and found no deficiencies.

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

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.

The Department staff who did the On Site verification:

Richard Westom, NCI, ALF Complaint Investigator

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

Sincerely,

Clinton Fridley RN

Clinton Fridley, Community Nurse Field Manager
Region 3, Unit E
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: Highgate Senior Living

Provider Type: Assisted Living Facility

License/Cert. #: 2233

Intake ID: 208787

Compliance Determination #: 71923

Region/Unit #: RCS Region 3 / Unit E

Investigator: Richard Westom

Investigation Date(s): 01/26/2026 through 01/29/2026

Complainant Contact Date(s):

Allegation(s):

1. Life safety code. Facility has failed three fire marshal visits.
2. Physical environment. Facility at risk for fires related to three failed fire marshal visits.

Investigation Methods:

Sample:	Total residents: 54 Resident sample size: 54 Closed records sample size: 0
Observations:	Toured the facility
Interviews:	Administrator Maintenance staff
Record Reviews:	Maintenance logs

Investigation Summary:

1. Life safety code. The facility failed to come into compliance with the state fire marshal. Failed practice.
2. Physical environment. The facility is at risk for fires related to three failed fire marshal visits. Failed practice

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 #: 2233	Compliance Determination # 71923
Plan of Correction	Highgate Senior Living	Completion Date
Page 1 of 3	Licensee: Highgate Vancouver LP	01/29/2026

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 01/26/2026 of:

Highgate Senior Living
9803 NE Hazel Dell Ave
Vancouver, WA 98665

This document references the following complaint number(s): 208787

The following sample was selected for review during the unannounced on-site visit: 54 of 54 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Richard Westom, NCI, ALF Complaint Investigator

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 3 , Unit E
800 NE 136th Ave Ste 200
Vancouver, WA 98684

Statement of Deficiencies	License #: 2233	Compliance Determination # 71923
Plan of Correction	Highgate Senior Living	Completion Date
Page 2 of 3	Licensee: Highgate Vancouver LP	01/29/2026

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.

Clinton Fridley RN
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.

ABazzano

Administrator (or Representative)

2/5/26

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 stay in compliance with the local and state fire ordinances for 1 of 1 Assisted Living Facilities (ALF). This failure placed all residents, visitors, and staff at risk of injury and harm in the event of a fire.

Findings included...

Review of the Washington State Fire Marshal's letter of Non-compliance, dated 01/14/2026, showed the facility had failed to gain and maintain compliance as required by state law, it also documented that previous inspections on 11/12/2025 and 09/30/2025 had failed as well, current findings below:

4. Testing and maintenance: "Facility failed to provide the following test: 10-year dry pendant fire sprinkler head testing. Forward flow testing."

During an unannounced visit on 01/26/2026 at 11:01 AM, Staff A, Administrator, stated "I never saw the fire marshal report the last time he was here, my maintenance supervisor signed off on it."

In an interview on 01/26/2026 at 11:10 AM, Staff B, maintenance supervisor, stated the contractor came and took four of the dry pendant sprinkler heads for testing, it could take two weeks to a couple months for the results.

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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Statement of Deficiencies	License #: 2233	Compliance Determination # 71923
Plan of Correction	Highgate Senior Living	Completion Date
Page 3 of 3	Licensee: Highgate Vancouver LP	01/29/2026

In an interview on 01/26/2026 at 11:12 AM, Staff A, stated "I know we are supposed to be in compliance with the fire marshal at all times."

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, Highgate Senior Living is or will be in compliance with this law and / or regulation on (Date) 3/15/2026.

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

A Bazzano
Administrator (or Representative)

2/6/26
Date

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Administrator (or Representative)

Date