



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
3906-172nd St NE, Suite #100, Arlington, WA 98223
01/10/2024

PSL Associates, LLC
The Gardens at Marysville, Independent Living & Assisted Liv
17330 Preston Rd Ste 240B
Dallas, Tx 75252

RE: The Gardens at Marysville, Independent Living & Assisted Liv License # 2476

Dear Administrator:

This letter addresses Compliance Determination(s) 34675 (Completion Date 01/04/2024) and 33442 (Completion Date 12/05/2023).

The Department completed a follow-up inspection of your Assisted Living Facility on 01/04/2024 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-2040-2

The Department staff who did the off-site verification:
Allison Nunn, Long Term Care Surveyor

If you have any questions, please contact me at (360)651-6846.

Sincerely,

Kimberley Ripley, Field Manager
Region 2, Unit A
Residential Care Services

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



Residential Care Services Investigation Summary Report

Provider/Facility: The Gardens at Marysville, **Provider Type:** Assisted Living Facility
Independent Living & Assisted Liv

License/Cert.#: 2476

Intake ID: 107176

Compliance Determination #: 33442

Region/Unit #: RCS Region 2 / Unit A

Investigator: Karen Glover

Investigation Date(s): 12/05/2023 through 12/05/2023

Complainant Contact Date(s):

Allegation(s):

The facility has failed two fire and life safety inspections by the State Fire Marshal.

Investigation Methods:

Sample:	Total residents: 63 Resident sample size: 0 Closed records sample size: 0
Observations:	Activities
Interviews:	Maintenance staff Administration State Fire Marshal
Record Reviews:	State fire marshal fire and life safety inspections.

Investigation Summary:

Record review and interview with administration and the maintenance director showed the facility had uncorrected violations on the 2nd Fire marshal visit on 09/26/2023. The facility provided a letter to the Fire Marshal's office with how the violations were corrected and they are waiting for the final inspection. The facility will be cited WAC 388-78A-2040 (2) Other requirements.

Conclusion / Action:

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



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
3906-172nd St NE, Suite #100, Arlington, WA 98223

Statement of Deficiencies	License #: 2476	Compliance Determination # 33442
Plan of Correction	The Gardens at Marysville, Independent Living & Assisted Liv	Completion Date
Page 1 of 3	Licensee: PSL Associates, LLC	12/05/2023

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 12/05/2023 and 12/05/2023 of:

The Gardens at Marysville, Independent Living & Assisted Liv
9802 48th Dr NE
Marysville, WA 98270

This document references the following complaint number(s): 107176

The following sample was selected for review during the unannounced on-site visit: 0 of 63 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Karen Glover, Complaint Investigator

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit A
3906-172nd St NE, Suite #100
Arlington, WA 98223

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.

Kim Ripley

Residential Care Services

12/11/2023

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 #: 2476	Compliance Determination # 33442
Plan of Correction	The Gardens at Marysville, Independent Living & Assisted Liv	Completion Date
Page 2 of 3	Licensee: PSL Associates, LLC	12/05/2023

Administrator (or Representative)

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 Assisted Living Facility (ALF) failed to ensure the violations for 2 of 2 Fire and Life Safety annual inspections (08/16/2023 and 09/26/2023) were corrected. This failure placed all residents at risk of harm in the event of a fire.

Findings included...

Review of the Washington State Patrol Fire Protection Bureau report dated 08/16/2023 showed the ALF had failed to comply with the International Fire Codes (IFC) for several items. During the Fire Marshal's second visit on 09/26/2023, the following items had not been corrected:

10/6/23 IFC 903.5 2009, 2012, 2015, 2018 Testing and Maintenance. The sprinkler head near room #321 and #313 are sagging to low in the ceiling.

10/12/23 IFC 1008.3.1 2015, 1018 Emergency power for illumination-General. The emergency egress light near room #321 would not illuminate when the test button was pressed.

10/12/23 IFC 705.2.4 2018 Door operation. Resident room #313 fire door would not close and latch from the fully open position. The fire rated door from the 1st floor laundry room to the corridor near memory care would not close and latch from a fully open position.

9/27/23 IFC 705.2 2018 Inspection and Maintenance. 15 resident room fire doors throughout the facility were blocked open by various items, preventing it from closing and latching.

In an interview on 12/05/2023 at 1:06PM, Collateral Contact 1 (CC1), State Fire Marshal, stated that the facility has failed their 2nd fire and life safety inspection and they continue to be out of compliance.

In an interview on 12/05/2023 at 2:31 PM, Staff B, Maintenance Director, stated that they had corrected all outstanding violations and are waiting to be put back in compliance by

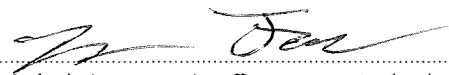
This document was prepared by Residential Care Services for the Locator website.

the fire marshal. Staff B stated that a fire protection company came in and secured the sprinkler heads and an electrical company came in and fixed the egress light.

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, The Gardens at Marysville, Independent Living & Assisted Liv is or will be in compliance with this law and / or regulation on (Date) 10/6/23.

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


Administrator (or Representative)

12/14/23
Date

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

Hello,

The Gardens at Marysville has corrected all items on the Fire Marshal's visit dated 9/26/23. Dates items were corrected are as follows:

IFC 903.5 – 10/6/23

IFC 1008.3.1 – 10/2/23

IFC 705.2.4 – 10/2/23

IFC 705.2 – 9/27/23

Joshua Ford

A handwritten signature in black ink, appearing to read 'Joshua Ford', with a long horizontal flourish extending to the right.

Executive Director