STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20425 72nd Avenue S, Suite 400, Kent, WA 98032

12/01/2025

Greenlake Management Everett, LLC
Everett Heritage Court
4230 Colby Ave
Everett, WA 98203

RE: Everett Heritage Court # 2612

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 69142 (Completion Date 12/01/2025) and 65684 (Completion Date 09/22/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 12/01/2025 and found no deficiencies.

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

WAC 388-78A-2466 Background checks Washington state name and date of birth background check Valid for two years National fingerprint background check Valid indefinitely.

(1) A Washington state name and date of birth background check is valid for two years from the initial date it is conducted. The assisted living facility must ensure:

(a) A new DSHS background authorization form is submitted to the department's background check central unit every two years for all administrators, caregivers, staff persons, volunteers and students; and

(b) There is a valid Washington state name and date of birth background check for all administrators, caregivers, staff persons, volunteers and students.

WAC 388-78A-2468 Background checks Employment Conditional hire Pending results of Washington state name and date of birth background check. The assisted living facility may conditionally hire an administrator, caregiver, or staff person directly or by contract, pending the result of the Washington state name and date of birth background check, provided that the assisted living facility:

(1) Submits the background authorization form for the person to the department no later than one business day after he or she starts working;

WAC 388-78A-2485 Tuberculosis Positive test result. When there is a positive result to tuberculosis skin or blood testing the assisted living facility must:

(1) Ensure that the staff person has a chest X-ray within seven days;

WAC 388-78A-2480 Tuberculosis Testing Required.

(1) The assisted living facility must develop and implement a system to ensure each staff person is screened for tuberculosis within three days of employment.

(2) For purposes of WAC 388-78A-2481 through 388-78A-2489 , "staff person" means any assisted living facility employee or temporary employee of the assisted living facility, excluding volunteers and contractors.

The Department staff who did the On Site verification:
Jodi Condyles, Nursing Consultant Institutional
Steven Kindle, Nursing Consultant Institutional

If you have any questions, please contact me at (206)305-3489.

Sincerely,

Jim Sherman

James Sherman, Field Manager
Region 2, Unit D
Residential Care Services

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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 the unannounced on-site full inspection on 09/16/2025 and 09/18/2025 of:
Everett Heritage Court
4230 Colby Ave
Everett, WA 98203

The following sample was selected for review during the unannounced on-site visit: 7 of 46 current residents and 0 former residents.

The department staff that inspected the Assisted Living Facility:

Steven Kindle, Nursing Consultant Institutional
Jodi Condyles, Nursing Consultant Institutional

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit D
20425 72nd Avenue S, Suite 400
Kent, WA 98032

Statement of Deficiencies	License #: 2612	Compliance Determination # 65684
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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.

James Sherman
Residential Care Services

09-24-2025
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.

Administrator (or Representative)

9/25/2025
Date

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(b) There is a valid Washington state name and date of birth background check for all administrators, caregivers, staff persons, volunteers and students.

This requirement was not met as evidenced by:

Based on interview and record review, the Assisted Living Facility (ALF) failed to ensure 2 of 2 staff (Staff E and F) had a valid Washington State name and date of birth background check completed every two years. This failure resulted in Staff E and F not having a cleared background check and placed all residents at risk of being cared for by a staff person with a potentially disqualifying background.

Findings included...

Review of the ALF's employee files showed the following:

Staff E, Medication Technician, was hired on 07/01/2023. Staff E had a Washington State name and date of birth background check dated 07/11/2023 that was valid until 07/11/2025. Review of another Washington State name and date of birth background check showed it was not completed until 09 /16/2025, which was 67 days late.

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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Staff F, Caregiver, was hired on 10/11/2021. Staff F had a Washington State name and date of birth background check dated 09/14/2021 that was valid until 09/14/2023. Review of another Washington State name and date of birth background check showed it was not completed until 08/15/2024, which was 336 days late.

On 09/17/2025 at 9:04 AM, Staff H, Business Office Manager, stated that during a change in management companies things had been lost or not done. Staff H stated that they had completed a re-audit of the employee files but missed that Staff E and F did not have an updated background check.

On 09/17/2025 at 3:25 PM, Staff F stated that they completed the initial background check as part of the hiring process and completed the second background when the facility asked them to complete it.

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, Everett Heritage Court is or will be in compliance with this law and / or regulation on (Date) 10/17/25.

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

Administrator (or Representative) [signature] Date 9/25/2025

WAC 388-78A-2468 Background checks Employment Conditional hire Pending results of Washington state name and date of birth background check. The assisted living facility may conditionally hire an administrator, caregiver, or staff person directly or by contract, pending the result of the Washington state name and date of birth background check, provided that the assisted living facility:

(1) Submits the background authorization form for the person to the department no later than one business day after he or she starts working;

This requirement was not met as evidenced by:

Based on interview and record review, the Assisted Living Facility (ALF) failed to ensure 1 of 6 staff (Staff E) had a Washington State name and date of birth background check that was submitted within one business day after their date of hire. This failure placed all residents at risk of being cared for by a staff person with a potentially disqualifying background.

Staff F, Caregiver, was hired on 10/11/2021. Staff F had a Washington State name and date of birth background check dated 09/14/2021 that was valid until 09/14/2023. Review of another Washington State name and date of birth background check showed it was not completed until 08/15/2024, which was 336 days late.

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Findings included...

Review of the ALF's employee files showed the following:

Staff E, Medication Technician, was hired on 07/01/2023. Staff E had a Washington State name and date of birth background check dated 07/11/2023, which was 10 days after their date of hire.

On 09/17/2025 at 9:06 AM, Staff H, Business Office Manager, stated that they didn't know why the background had been completed late for Staff E.

On 09/18/2025 at 1:12 PM, Staff E stated that they completed the background when the facility asked them to do it.

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Administrator (or Representative) [signature] Date 9/25/25

WAC 388-78A-2485 Tuberculosis Positive test result. When there is a positive result to tuberculosis skin or blood testing the assisted living facility must:

(1) Ensure that the staff person has a chest X-ray within seven days;

This requirement was not met as evidenced by:

Based on interview and record review, the Assisted Living Facility (ALF) failed to ensure 1 of 1 staff (Staff C) completed a chest X-ray within seven days after they had a positive result on their tuberculosis (TB) blood test. This failure placed all residents at risk of possible exposure to a communicable disease.

Findings included…

Review of the ALF's employee files showed the following:

Staff E, Medication Technician, was hired on 07/01/2023. Staff E had a Washington State name and date of birth background check dated 07/11/2023, which was 10 days after their date of hire.

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Statement of Deficiencies	License #: 2612	Compliance Determination # 65684
Plan of Correction	Everett Heritage Court	Completion Date
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Findings included...

Review of the ALF's employee files showed the following:

Staff C, Caregiver, was hired on 05/10/2025. Staff C had a positive TB blood test on 05/06/2025. There was no documentation that Staff C had done a chest X-ray after their positive result on their TB blood test.

On 09/17/2025 at 1:52 PM, Staff C stated that they were unable to recall if they had a chest X-ray after their positive result on their TB blood test.

On 09/17/2025 at 4:18 PM, Staff G, Health Services Director/Licensed Practical Nurse, stated that they could not recall why Staff C didn't have a chest Xray after they tested positive with a blood test. Staff G also stated that they though chest Xrays were good enough for proof of a positive test.

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Administrator (or Representative) 9/25/2025 Date

WAC 388-78A-2480 Tuberculosis Testing Required.

(1) The assisted living facility must develop and implement a system to ensure each staff person is screened for tuberculosis within three days of employment.

(2) For purposes of WAC 388-78A-2481 through 388-78A-2489 , "staff person" means any assisted living facility employee or temporary employee of the assisted living facility, excluding volunteers and contractors.

This requirement was not met as evidenced by:

Based on interview and record review, the Assisted Living Facility (ALF) failed to ensure 2 of 4 staff (Staff B and Staff D) completed tuberculosis (TB) testing within three days of

Findings included…

Review of the ALF's employee files showed the following:

Staff C, Caregiver, was hired on 05/10/2025. Staff C had a positive TB blood test on 05/06/2025. There was no documentation that Staff C had done a chest X-ray after their positive result on their TB blood test.

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Statement of Deficiencies	License #: 2612	Compliance Determination # 65684
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Page 6 of 6	Licensee: Greenlake Management Everett, LLC	09/22/2025

hire. This failure placed all residents at risk of exposure to a communicable disease.

Findings included...

Review of the ALF's employee files showed the following:

Staff B, Caregiver, was hired on 07/24/2025. There was no documentation in Staff B's file that showed they had TB testing within three days of hire.

Staff D, Medication Technician, was hired on 04/15/2025. There was no documentation in Staff D's file that showed they had TB testing within three days of hire.

On 09/17/2025 at 10:20 AM, Staff B stated that the ALF did not ask them to do any TB testing when they were hired.

On 09/18/2025 at 9:50 AM, Staff G, Health Services Director/Licensed Practical Nurse, stated that it was their understanding that if staff gave them a chest Xray at time of hire, they didn't need to do anything else except the annual symptoms' screener.

On 09/18/2025 at 10:31 AM, Staff D stated that the ALF did not ask them to do any TB testing when they were hired.

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On 09/17/2025 at 10:20 AM, Staff B stated that the ALF did not ask them to do any TB testing when they were hired.

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