



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

10/31/2023

Greenlake Management Everett, LLC
Everett Heritage Court
4441 W. Airport FWY Ste 160
Oriving, TX 75062

RE: Everett Heritage Court License # 2612

Dear Administrator:

This letter addresses Compliance Determination(s) 31424 (Completion Date 10/20/2023) and 27803 (Completion Date 09/11/2023).

The Department completed a follow-up inspection of your Assisted Living Facility on 10/20/2023 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:
Jodi Condyles, ALF Licenser

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

Sincerely,

Kim Ripley

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



Residential Care Services Investigation Summary Report

Provider/Facility: Everett Heritage Court **Provider Type:** Assisted Living Facility
License/Cert.#: 2612
Compliance Determination #: 27803 **Intake ID:** 92499
Investigator: Karen Glover **Region/Unit #:** RCS Region 2 / Unit A
Investigation Date(s): 08/09/2023 through 09/11/2023
Complainant Contact Date(s):

Allegation(s):

The Assisted Living Facility (ALF) failed to comply with the annual Washington State Patrol Fire Protection Bureau inspection.

Investigation Methods:

Sample:	Total residents: 47 Resident sample size: 1 Closed records sample size: 0
Observations:	Laundry Front exit gate Residents Resident rooms
Interviews:	Maintenance staff Administration Fire Marshal
Record Reviews:	Washington State Patrol Fire Protection Bureau inspection reports

Investigation Summary:

Observations and Interview with administration and the maintenance director showed the facility continues to have uncorrected violations from the 2nd Fire marshal visit on 08/01/2023. 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



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Statement of Deficiencies	License #: 2612	Compliance Determination # 27803
Plan of Correction	Everett Heritage Court	Completion Date
Page 1 of 4	Licensee: Greenlake Management Everett, LLC	09/11/2023

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 08/09/2023 and 08/09/2023 of:

Everett Heritage Court
4230 Colby Ave
Everett, WA 98203

This document references the following complaint number(s): 92499, 92269

The following sample was selected for review during the unannounced on-site visit: 1 of 47 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

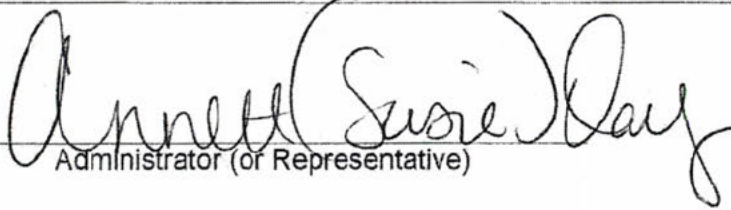
Residential Care Services

09/14/2023

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.



Administrator (or Representative)

8/17/23

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, observation, and record review the Assisted Living Facility (ALF) failed to ensure the violations for 2 of 2 Fire and Life Safety annual inspections (06/27/2023 and 08/01/2023) 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 06/27/2022 showed the ALF had failed to comply with the international Fire Codes (IFC) for several items. During the Fire Marshal's second visit on 08/01/2023, the following items had not been corrected:

IFC 607.3.3 2018 Cleaning. The ALF was unable to provide documentation for the semi-annual hood cleaning.

IFC 705.2 2018 Inspection and Maintenance. The fire rated door to the laundry room was blocked by a baby gate.

IFC 705.2.4 2018 Door operation. The fire rated door for Room 8 would not close and latch from a fully open position.

IFC 901.6 2018 Inspection, Testing and maintenance. There was a missing escutcheon plate from the sprinkler located in the kitchen.

IFC 1010.1.9.7 2018 WAC 51-54A. The emergency exit gate on the main entry has the wrong code posted on the gate.

IFC 1203.4 2018. The facility was unable to provide documentation for the annual servicing of the emergency generator. And unable to provide documentation for the weekly inspections and monthly 30-minute full load testing. Testing had not been completed

consistently.

Fire drills. The facility could not provide documentation for the completion of twelve planned and unannounced fire drills in the previous 12 months.

The following drills were missing:

1st shift Quarter 2, 3 and 4.

2nd shift Quarter 1, 2 and 4.

3rd shift Quarter 1, 2, 3 and 4.

In an observation on 08/09/2023 at 11:22 AM the following was noted:

The code was not posted on the main entry exit gate;

the baby gate in the laundry had been removed and replaced with a magnetic screen door.

In an interview on 08/09/2023 at 11:27 AM, Staff A, Executive Director and Staff B, Maintenance Director stated that:

Hood cleaning had been completed by Apex, but no report could be provided.

Bids were being received regarding air conditioning for the downstairs.

The hinges on the door for Room 8 had not been replaced.

The fire protection company was scheduled to replace the mission escutcheon plate in the kitchen. This had not been scheduled yet.

An electrical company was working on the annual servicing of the generator. They placed a new battery on 08/07/2023. Staff B stated the weekly inspections and monthly 30-minute full load testing had been done. Staff B was unable to provide evidence of these completed inspections.

A fire protection company was coming to assist with fire drills. This drill had not been scheduled yet.

In an interview on 08/30/2023 at 1:21 PM, Collateral Contact 1 (CC1), State Fire Marshal, stated that the facility continues to have uncorrected deficiencies and a follow up visit will be made.

Plan/Attestation Statement

Statement of Deficiencies

License #: 2612

Compliance Determination # 27803

Plan of Correction

Everett Heritage Court

Completion Date

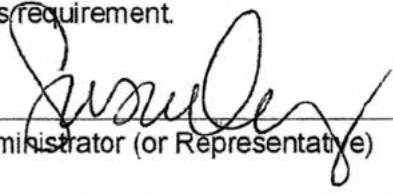
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Licensee: Greenlake Management Everett, LLC

09/11/2023

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) 9/13/23.

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



Administrator (or Representative)

8/17/23

Date