STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

Yakima AL, LLC
Avista Senior Living Yakima
5100 W Nob Hill Blvd
Yakima, WA 98908

RE: Avista Senior Living Yakima License # 2682

Dear Administrator:

This letter addresses Compliance Determination(s) 72950 (Completion Date 02/13/2026) and 68497 (Completion Date 01/27/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 02/13/2026 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-2430-1

The Department staff who did the off-site verification:
Felicia Cantu, Community Complaint Investigator

If you have any questions, please contact me at (509)208-5231.

Sincerely,

Laura Williams-Davis

Laura Williams-Davis, ALF Field Manager
Region 1, Unit G
Residential Care Services

Residential Care Services
Investigation Summary Report

Provider/Facility: Avista Senior Living Yakima **Provider Type:** Assisted Living Facility

License/Cert.#: 2682
Intake ID: 199394
Compliance Determination #: 68497
Region/Unit #: RCS Region 1 / Unit G
Investigator: Felicia Cantu
Investigation Date(s): 11/10/2025 through 01/27/2026
Complainant Contact Date(s): 01/07/2026

Allegation(s):

1) The facility owes a named resident a refund
2) The facility did not inform the named resident that their level of care cost increased.
3) The facility did not provide a named resident their requested records timely.
4) A named resident's apartment was not kept up and unsanitary.

Investigation Methods:

Sample:	Total residents: 42 Resident sample size: 3 Closed records sample size:
Observations:	Residents Resident care equipment Resident rooms Staff to resident interactions
Interviews:	Residents Facility staff Others not associated with the facility
Record Reviews:	Characteristic roster Facility policies Rental agreement Disclosure of services Other agency records Communication letters Resident records (face sheet, care plan, assessments, chart notes)

Investigation Summary:

1) Observations showed that the named resident no longer lived in the facility. Interviews and record request showed that the facility reviewed the named resident's billing summary and care plan points. The facility identified an overpayment and was credited back to the named resident's representative. No failed practice identified.

2) Observations showed that the named resident no longer lived in the facility. Interviews and record review showed that when the facility was made aware that the their was a care plan change, the facility communicated with the named residents' representative and they signed a negotiated service agreement.
3) Interviews and record review showed that the facility did not provide the named resident's representative with their requested records within regulation. Failed practice identified. 388-78A-2430.
4) Observations showed that the named resident no longer lived in the facility. Other residents apartments appeared clean and had no foul odors. Interviews with residents in the facility showed that the residents were satisfied with cares and housekeeping services the received. No failed practice identified.

Conclusion / Action:

- [x] 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

HOME AND COMMUNITY LIVING ADMINISTRATION

1200 Alder Street, Union Gap, WA 98903

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 11/10/2025 of:

Avista Senior Living Yakima
5100 W Nob Hill Blvd
Yakima, WA 98908

This document references the following complaint number(s): 199394, 198526

The following sample was selected for review during the unannounced on-site visit: 3 of 42 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Felicia Cantu, Community Complaint Investigator

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 1 , Unit G
1200 Alder Street
Union Gap, WA 98903

Statement of Deficiencies	License #: 2682	Compliance Determination # 68497
Plan of Correction	Avista Senior Living Yakima	Completion Date
Page 2 of 3	Licensee: Yakima AL, LLC	01/27/2026

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.

Laura Williams-Davis
Residential Care Services

02/04/2026
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.

Administrator (or Representative)

2/4/26
Date

WAC 388-78A-2430 Resident review of records.

(1) The assisted living facility must assemble all records pertaining to a resident and make them available to a resident within twenty-four hours of the resident's or the resident's representative's request to review the resident's records per RCW 70.129.030 .

This requirement was not met as evidenced by:

Based on interviews and record reviews, the facility failed to provide resident records within twenty-four hours for 1 of 2 residents (Resident 1). This failure resulted in Resident 1's representative not having access to their records timely.

Findings included...

Review of the facility's undated "Resident Rights" agreement showed that each resident and their legal representative have the right to access all records pertaining to them within twenty-four hours of their request.

Review of Resident 1's undated demographic sheet showed that they were admitted to the facility on [redacted]/2024 with a diagnosis of [redacted].

In an interview on 11/24/2026 at 2:00 PM, Collateral Contact 1 (CC1), Resident 1's Representative, stated that they requested all of Resident 1's facility records from Staff A, Administrator on 09/22/2025 via electronic mail to review and determine what cares and services Resident 1 was receiving to clarify their financial responsibility to the facility. The records were sent to CC1 via certified mail on 11/01/2025. Additionally, CC1

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Residential Care Services

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Statement of Deficiencies	License #: 2682	Compliance Determination # 68497
Plan of Correction	Avista Senior Living Yakima	Completion Date
Page 3 of 3	Licensee: Yakima AL, LLC	01/27/2026

explained that if they had received the requested records timely, the discussion of financial responsibility would not have been prolonged.

In an interview on 01/08/2025 at 1:48 Staff A, stated that they sent all the records that were requested via certified mail on 10/22/2025 and confirmed that it was picked up from the post office on 11/07/2025.

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, Avista Senior Living Yakima is or will be in compliance with this law and / or regulation on (Date) 2/4/26

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

Administrator (or Representative) — Date 2/4/26

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

_____ _____

Administrator (or Representative) Date

AVISTA
SENIOR LIVING
YAKIMA

Plan of Correction CD 68497

This was corrected 10/22/25 and requesting party received documentation 11/7/25

WAC 388-78A-2430 Resident Review of Records

If record requests are received during normal operating hours Monday-Friday 8am-5pm documents will be prepared within 24 hours and delivered to the requesting party using the method they prefer (email, mail, in person pick up). Delivery of documents will be noted in the resident EHR for future reference.

If outside normal business hours or holidays, records request will be processed on the next normal business day as per WAC 388-78A-2430.

Executive Director
Leslie Stankiewicz

2/4/26
Date