



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

Olympic Holdings - Riverview, LLC
Riverview Manor
555 E Goodlander Rd
Selah, WA 98942

RE: Riverview Manor License # 2701

Dear Administrator:

This letter addresses Compliance Determination(s) 63304 (Completion Date 07/29/2025) and 62274 (Completion Date 07/09/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 07/29/2025 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:
Anna Cairns, ALF Long Term Care Surveyor

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

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



Residential Care Services Investigation Summary Report

Provider/Facility: Riverview Manor

Provider Type: Assisted Living Facility

License/Cert.#: 2701

Compliance Determination #: 62274

Intake ID: 184690

Investigator: Anna Cairns

Region/Unit #: RCS Region 1 / Unit G

Investigation Date(s): 07/09/2025 through 07/09/2025

Complainant Contact Date(s):

Allegation(s):

The facility failed their fire marshal reinspection.

Investigation Methods:

Sample:	Total residents: 60 Resident sample size: 0 Closed records sample size: 0
Observations:	Desk review per Field Manager approval
Interviews:	Administrator
Record Reviews:	Characteristic roster Initial inspection report Reinspection report Fire Marshal letter

Investigation Summary:

Record review and interview showed that the facility had a failed initial fire marshal inspection and had a failed reinspection. Failed practice identified. WAC 388-78A-2040 (2).

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 #: 2701	Compliance Determination # 62274
Plan of Correction	Riverview Manor	Completion Date
Page 1 of 3	Licensee: Olympic Holdings - Riverview, LLC	07/09/2025

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 07/09/2025 of:

Riverview Manor
555 E Goodlander Rd
Selah, WA 98942

This document references the following complaint number(s): 184690

The following sample was selected for review during the unannounced on-site visit: 0 of 60 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

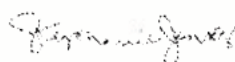
Anna Cairns, ALF Long Term Care Surveyor

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 1 , Unit G
1200 Alder Street
Union Gap, WA 98903

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

Statement of Deficiencies	License # 2701	Compliance Determination # 62274
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Page 2 of 3	Licensee: Olympic Holdings - Riverview, LLC	07/09/2025

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.

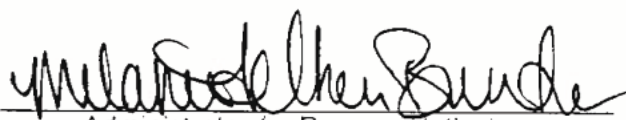
 For Laura Williams-Davis

07/10/2025

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)

7-14-2025
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 maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility was in violation of several codes during the initial inspection on 05/06/2025, and then continued violation of codes during the reinspection of 06/05/2025. This failure placed residents living in the facility, staff, and visitors at risk of harm in the event of a fire.

Findings included...

Record review of the Washington State Patrol Fire Protection Bureau report, dated 05/06/2025, showed that facility failed their initial inspection on 05/06/2025. The initial inspection on 05/06/2025, showed that facility violated the following requirements:

- The facility could not provide documentation of fire drills.
- Electric panels in the hallways were unlocked.
- Resident room had a multi-plug adapter being used.
- The facility could not provide documentation of the semi-annual hood cleaning and suppression system in the kitchen.
- The front office desk had penetration underneath the desk.
- The facility could not provide documentation of the annual fire sprinkler system service.
- The facility could not provide documentation of the annual forward flow testing.

Statement of Deficiencies

License #: 2701

Compliance Determination # 62274

Plan of Correction

Riverview Manor

Completion Date

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Licensee: Olympic Holdings - Riverview, LLC

07/09/2025

- The facility could not provide documentation of the hydro testing in the past five years.
- The facility could not provide documentation of the sprinkler inspection for the first quarter of the year.
- The facility could not provide documentation of the annual fire alarm system.
- The facility could not provide documentation of the sensitivity testing of the fire alarm system since the installation was completed in November of 2023.

Record review of the Washington State Patrol Fire Protection Bureau report, dated 06/05/2025, showed that facility failed their initial inspection on 05/06/2025. The follow-up inspection on 06/05/2025, showed that facility continued to violate the following requirements:

- The facility could not provide documentation of annual forward flow testing.
- The facility could not provide documentation of the annual fire alarm system.
- The facility could not provide documentation of four batteries which failed testing.

In an interview on 07/09/2025 at 9:28 AM, Staff A, Administrator, acknowledged that the facility was out of compliance with the Life Safety Code Inspection and requirements.

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, Riverview Manor is or will be in compliance with this law and / or regulation on (Date) 6-30-2025.

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



Administrator (or Representative)

7-14-2025

Date