



STATE OF WASHINGTON  
DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
AGING AND LONG-TERM SUPPORT ADMINISTRATION  
**800 NE 136th Ave, Suite 200, Vancouver, WA 98684**

August 17, 2021

L. L. C. Gardner Adult Family Home  
L.L.C. Gardner Adult Family Home  
1005 NE 108th St  
Vancouver, WA 98685

RE: L.L.C. Gardner Adult Family Home License #752151

Dear Provider:

The Department completed a follow-up inspection of your Adult Family Home on August 5, 2021 for the deficiency or deficiencies cited in the report/s dated July 2, 2021 and found no deficiencies.

The Department staff who did the inspection:  
Shawn Swanstrom, Licensors

If you have any questions please, contact me at (360) 397-9559.

Sincerely,

*Michael D Burdick*

Michael Burdick, Field Manager  
Region 3, Unit F  
Residential Care Services



STATE OF WASHINGTON  
 DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
 AGING AND LONG-TERM SUPPORT ADMINISTRATION  
 800 NE 136th Ave, Suite 200, Vancouver, WA 98684

Statement of Deficiencies	License #: 752151	Completion Date
Plan of Correction	L.L.C. Gardner Adult Family Home	July 2, 2021
Page 1 of 3	Licensee: L. L. C. Gardner Adult Family Home	

You are required to be in compliance with all of the licensing laws and regulations at all times to maintain your adult family home license.

The department has completed data collection for the unannounced on-site full inspection of: 7/1/2021

L.L.C. Gardner Adult Family Home  
 1005 NE 108th St  
 Vancouver, WA 98685

The department staff that inspected the adult family home:  
 Shawn Swanstrom, RN, BSN, Licensors

From:  
 DSHS, Aging and Long-Term Support Administration  
 Residential Care Services, Region 3, Unit F  
 800 NE 136th Ave, Suite 200  
 Vancouver, WA 98684  
 (360)397-9559

As a result of the on-site full inspection 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.

Michael D Burdick 07.08.21  
 Residential Care Services Date

I understand that to maintain an adult family home license I must be in compliance with all the licensing laws and regulations at all times.

B. Gardner 7/16/2021  
 Provider (or Representative) Date

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

Statement of Deficiencies	License #: 752151	Completion Date
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**WAC 388-76-10540 Resident rights Disclosure of fees and charges Notice requirements Deposits.**

(1) The adult family home must complete the department's disclosure of charges form and provide a copy to each resident admitted to the home.

**This requirement was not met as evidenced by:**

Based on interview and record review the Adult Family Home (AFH) failed to provide the Departments disclosure of charges form for two of two sampled residents (Resident 1 (R1) and Resident 2 (R2)). Failure to ensure disclosure of charges were reviewed with residents and/or their representatives on admission placed residents at risk of not being fully informed of fees.

**Findings include**

On 07/01/2021 Resident record reviews showed both sampled residents R1 and R2 did not have a copy of the Department's disclosure of charges form in the resident records. The Provider and Caregiver A stated at 1:42 PM they were unaware of the requirement to notify residents and or their representatives of disclosure of charges.

**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, L.L.C. Gardner Adult Family Home is or will be in compliance with this law and / or regulation on (Date) 7/20/2021. In addition, I will implement a system to monitor and ensure continued compliance with this cited deficiency.

*R. Gardner*  
 Provider (or Representative)

7/16/2021  
 Date

**WAC 388-76-10750 Safety and maintenance. The adult family home must:**

(1) Keep the home both internally and externally in good repair and condition with a safe, comfortable, sanitary, homelike environment that is free of hazards;

**This requirement was not met as evidenced by:**

Based on observation and interview the Adult Family Home (AFH) failed to ensure the home was maintained in good repair and free from external hazards. This deficient practice placed Resident 1 (R1) and Resident 2 (R2) at risk of injury and possible accidents.

**Findings included**

On entrance to the AFH on 7/01/2021 at 09:45 AM stairs were noted at the entrance of the AFH (split level home). The top step had a small piece of board missing on the front side. The stairs and handrails had peeling and chipping paint. Caregiver A was shown the peeling and chipping paint and stated they were aware and were going to sand and then apply new paint. Caregiver A showed they had cans of new paint.

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

Statement of Deficiencies	License #: 752151	Completion Date
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On 7/01/2021 at 10:01 AM during the tour of the AFH the back deck was observed. The back deck also had peeling and chipping paint on the deck's service and on the handrails. R2 went outside at 11:52 AM to smoke a cigarette. Concerns of a resident smoking on a deck in poor repair was reviewed with the Provider and Caregiver A.

**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, L.L.C. Gardner Adult Family Home is or will be in compliance with this law and / or regulation on (Date) 7/02/2021. In addition, I will implement a system to monitor and ensure continued compliance with this cited deficiency.

*R. Gardner*  
 Provider (or Representative)

7/16/2021  
 Date

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STATE OF WASHINGTON  
DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
AGING AND LONG-TERM SUPPORT ADMINISTRATION  
800 NE 136th Ave, Suite 200, Vancouver, WA 98684

July 9, 2021

**CERTIFIED MAIL**

7017 2400 0000 6041 8073

L. L. C. Gardner Adult Family Home  
L.L.C. Gardner Adult Family Home  
1005 NE 108th St  
Vancouver, WA 98685

RE: L.L.C. Gardner Adult Family Home License #752151

Dear Provider:

The Department completed a full inspection of your Adult Family Home on July 2, 2021 and found that your home does not meet the adult family home licensing requirements.

The Department:

- Found a deficiency or deficiencies which resulted or may result in harm to residents; and
- Wrote the enclosed report; and
- May take enforcement action based on any deficiency listed on the enclosed report.

You Must:

- Within 10 calendar days after you receive this letter, provide a written plan on the enclosed report, according to the attached "Plan":
  - Begin the process of correcting the deficiency or deficiencies immediately; and
  - Complete correction within 45 days, or sooner if directed by the Department; and
  - Sign and date the first page of the enclosed report; and
  - Return the first page with your plan; and
  - Have your plan approved by the Department.

Consultation:

In addition, the Department provided consultation on the following deficiency or deficiencies not listed on the enclosed report.

**WAC 388-76-10230 Pets. The adult family home must ensure any animal visiting or living on the premises:**

(3) Has proof of up-to-date rabies vaccinations.

The Provider has two dogs and three cats at the Adult Family Home (AFH). Both dogs and two of the three cats were current on rabies vaccinations. One cat - Abigail - rabies vaccination expired on 01/15/2021. The Provider stated they were having trouble

L. L. C. Gardner Adult Family Home  
L.L.C. Gardner Adult Family Home License #752151  
July 9, 2021  
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catching Abigail. The requirement was reviewed with the AFH.

You Are Not:

- Required to submit a plan-of-correction for the deficiency or deficiencies not listed on the enclosed report.

The Department:

- Expects all deficiencies to be corrected within the timeframe accepted by the department; and
- May inspect the home to determine if you have corrected all deficiencies.

You May:

- Receive a letter of enforcement action based on any deficiency listed on the enclosed report.
- Ask for an informal dispute resolution meeting, according to the attached "Informal Dispute Resolution" instructions; and
- Ask questions and provide written information to help clarify or dispute the deficiencies.

**If You Have Any Questions:**

- Please contact me at (360) 397-9559.

Sincerely,

*Michael D Burdick*

Michael Burdick, Field Manager  
Region 3, Unit F  
Residential Care Services

Enclosure

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