



STATE OF WASHINGTON  
DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
AGING AND LONG-TERM SUPPORT ADMINISTRATION  
**PO Box 99250, Lakewood, WA 98496**

Petra Comfort Homes LLC  
Petra Comfort Homes LLC  
1721 S 80th St  
Tacoma, WA 98408

RE: Petra Comfort Homes LLC License # 755712

Dear Provider:

This letter addresses Compliance Determination(s) 33462 (Completion Date 12/12/2023) and 23004 (Completion Date 07/24/2023).

The Department completed a follow-up inspection of your Adult Family Home on 12/12/2023 and found that you have corrected the violations listed in the Complaint report dated 07/24/2023. Your home is back in compliance as of 08/07/2023 with the cited requirements of the Washington Administrative Code or the Revised Code of Washington or both.

The Department found that deficiencies for the following licensing laws and regulations were corrected:  
WAC 388-76-10220, WAC 388-76-10220-1, WAC 388-76-10220-2, WAC 388-76-10220-3,  
WAC 388-76-10360

The Department staff who did the on-site verification:  
Keyondra Okeke, AFH Compliant Investigator

If you have any questions, please contact me at (253)983-3826.

Sincerely,

Lisa Cramer, Field Manager  
Region 3, Unit A  
Residential Care Services



## Residential Care Services Investigation Summary Report

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**Provider/Facility:** Petra Comfort Homes LLC    **Provider Type:** Adult Family Home

**License/Cert.#:** 755712

**Intake ID:** 79817

**Compliance Determination #:** 23004

**Region/Unit #:** RCS Region 3 / Unit A

**Investigator:** Keyondra Okeke

**Investigation Date(s):** 04/26/2023 through 07/24/2023

**Complainant Contact Date(s):**

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### Allegation(s):

1. The Named Resident (NR) was found deceased in the bathroom at the Adult Family Home (AFH).
  2. The AFH doesn't have an incident log.
  3. The AFH doesn't have care plans for the residents.
- 

### Investigation Methods:

<b>Sample:</b>	Total residents: 3 Resident sample size: 3 Closed records sample size: 1
<b>Observations:</b>	Residents Activities Dining Resident care equipment Resident rooms Staff to resident interactions Resident to resident interactions Medication administration Kitchen Food preparation
<b>Interviews:</b>	Provider Residents Caregiver Family Members
<b>Record Reviews:</b>	Negotiated Care Plan (NCP) Incident Log Death Investigation Report

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### Investigation Summary:

1. Based on interview and record review, the AFH called all appropriate parties, called emergency medical services for the NR, and provided emergency aid. No failed facility practice was identified.
2. Based on interview and record review, the AFH doesn't have an incident log. Failed

facility practice was identified.

3. Based on interview and record review, the AFH doesn't have NCPs for its residents. Failed facility practice was identified.

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**Conclusion / Action:**

- Failed Provider Practice Identified / Citation(s) Written
- Failed Provider Practice Not Identified / No Citation Written
- N/A



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DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
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PO Box 99250, Lakewood, WA 98496

Statement of Deficiencies	License #: 755712	Compliance Determination # 23004
Plan of Correction	Petra Comfort Homes LLC	Completion Date
Page 1 of 3	Licensee: Petra Comfort Homes LLC	07/24/2023

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Adult Family Home license.

The department completed data collection for an unannounced on-site complaint investigation on 04/26/2023, 04/26/2023 and 07/24/2023 of:

Petra Comfort Homes LLC  
1721 S 80th St  
Tacoma, WA 98408

This document references the following complaint number(s): 79817

The following sample was selected for review during the unannounced on-site visit: 3 of 3 current residents and 1 former residents.

The department staff that investigated the Adult Family Home:

Keyondra Okeke, AFH Compliant Investigator

From:  
DSHS, Aging and Long-Term Support Administration  
Residential Care Services, Region 3 , Unit A  
PO Box 99250  
Lakewood, WA 98496

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

07/27/2023


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.

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Statement of Deficiencies	License # 755712	Compliance Determination # 23004
Plan of Correction	Petra Comfort Homes LLC	Completion Date
Page 2 of 3	Licensee: Petra Comfort Homes LLC	07/24/2023

  
 Provider (or Representative)

8/7/2023  
 Date

**WAC 388-76-10220 Incident log. The adult family home must keep a log of:**

- (1) Alleged or suspected instances of abandonment, neglect, abuse or financial exploitation;
- (2) Accidents or incidents affecting a resident's welfare; and
- (3) Any injury to a resident.

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

Based on interviews and record review, the facility failed to keep an incident log for 3 of 3 sampled residents (Resident 1, Resident 2, and Resident 3). This failure placed the residents at risk for undocumented injuries.

**Findings included...**

On 04/26/2023, the record review showed the home did not have an incident log.

On 04/26/2023, in an interview at 4:15 PM, Caregiver A stated they don't keep an incident log for the home, but they documented incidents for residents in an incident report.

On 06/21/2023, in an interview at 2:42 PM, the Provider stated that they did not keep an incident log for the home.

On 04/26/2023, in an interview at 4:15 PM, Caregiver A stated they don't keep an incident log for the home, but they documented incidents for residents in an incident report.

**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, Petra Comfort Homes LLC is or will be in compliance with this law and / or regulation on (Date) 8/7/2023.

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

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

Statement of Deficiencies	License #: 755712	Compliance Determination # 23004
Plan of Correction	Petra Comfort Homes LLC	Completion Date
Page 3 of 3	Licensee: Petra Comfort Homes LLC	07/24/2023

<u>Rahab Njuguna</u> <del>Rahab</del>	<u>8/7/2023</u>
Provider (or Representative)	Date

WAC 388-76-10360 Negotiated care plan Timing of development Required. The adult family home must ensure the negotiated care plan is developed and completed within thirty days of the resident's admission.

This requirement was not met as evidenced by:

Based on interview and record review, the adult family home failed to develop a Negotiated Care Plan (NCP) for 2 of 3 sampled residents (Resident 2 and Resident 3). This failure placed Resident 2 and Resident 3 at risk for not receiving proper care and services.

Findings included...

On 04/26/2023 Caregiver A stated they could not locate the NCPs after looking through each residents' file.

On 04/26/2023, record review showed there were no NCPs for Resident 1, Resident 2, and Resident 3.

On 6/21/2023 at 2:42 PM, the Provider stated the NCPs may have been misplaced in the residents' file.

**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, Petra Comfort Homes LLC is or will be in compliance with this law and / or regulation on (Date) 8/7/2023.

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

<u>Rahab</u>	<u>8/7/2023</u>
Provider (or Representative)	Date

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