



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
20425 72nd Avenue S, Suite 400, Kent, WA 98032

CVC RETIREMENT LLC
CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY
4450 Davis Ave S
Renton, WA 98055

RE: CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY License # 2230

Dear Administrator:

This letter addresses Compliance Determination(s) 71760 (Completion Date 01/23/2026) and 67743 (Completion Date 10/28/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 01/23/2026 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-2040-2

The Department staff who did the off-site verification:
Deborah Corlis, Complaint Investigator

If you have any questions, please contact me at (206)305-3489.

Sincerely,

Jim Sherman

James Sherman, Field Manager
Region 2, Unit D
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: CHATEAU AT VALLEY
CENTER RETIREMENT COMMUNITY
License/Cert.#: 2230

Provider Type: Assisted Living Facility

Compliance Determination #: 67743

Intake ID: 199137

Investigator: Karri Hernandez

Region/Unit #: RCS Region 2 / Unit D

Investigation Date(s): 10/28/2025 through 10/28/2025

Complainant Contact Date(s):

Allegation(s):

Facility failed Fire Marshal inspection

Investigation Methods:

Sample: Total residents: 78
Resident sample size: 0
Closed records sample size:

Observations: Residents

Interviews: Identified staff

Record Reviews: State reporting log

Investigation Summary:

Facility failed Fire Marshal inspection. Citation issued 10/28/2025 CIID 67743.

Conclusion / Action:

- 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
AGING AND LONG-TERM SUPPORT ADMINISTRATION
20425 72nd Avenue S, Suite 400, Kent, WA 98032

Statement of Deficiencies	License #: 2230	Compliance Determination # 67743
Plan of Correction	CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY	Completion Date
Page 1 of 3	Licensee: CVC RETIREMENT LLC	10/28/2025

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 10/28/2025 of:

CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY
4450 Davis Ave S
Renton, WA 98055

This document references the following complaint number(s): 199137

The following sample was selected for review during the unannounced on-site visit: 0 of 78 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Karri Hernandez, Community Complaint Investigator

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 2 , Unit D
20425 72nd Avenue S, Suite 400
Kent, WA 98032

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Statement of Deficiencies	License #: 2230	Compliance Determination # 67743
Plan of Correction CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY		Completion Date
Page 2 of 3	Licensee: CVC RETIREMENT LLC	10/28/2025

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.

Jim Sherman

Residential Care Services

11-04-2025

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.

[Signature]

Administrator (or Representative)

12/12/25

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 ensure that 1 of 1 license met the fire and life safety requirements by the Office of the State Fire Marshal. This failure placed all residents at risk of harm, injury, and potential fire hazards related to unsafe environmental conditions.
Findings included...

Review of document(s) titled " Washington State Patrol Fire Protection Bureau", dated 06/09/2025, 08/07/2025 and 10/20/2025, showed the facility failed a first, second and third Fire Marshal inspection. The document identified fire safety violations. The document showed the facility failed to meet required fire safety regulations.

During an interview on 10/28/2025 at 12:15 PM, Staff A, Director of Operation, stated that they were aware the facility was out of compliance with the State Fire Marshal regulations. Staff A

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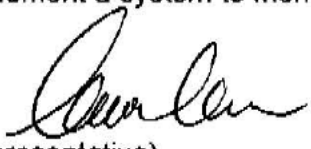
Statement of Deficiencies	License #: 2230	Compliance Determination # 67743
Plan of Correction CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY		Completion Date
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stated that the facility staff disagreed with the State Fire Marshal determination. Staff A stated that supporting documents to dispute the Fire Marshal determination were sent to Department Buildings Review panel for final determination. Staff A stated they were waiting for the findings from the Department.

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, CHATEAU AT VALLEY CENTER RETIREMENT COMMUNITY is or will be in compliance with this law and / or regulation on (Date) 01/12/2026.

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



Administrator (or Representative)

Date 12/12/25

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