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

PRECIOUS HOME LLC
Precious Home LLC
PO Box 3574
Bellevue, WA 98009

RE: Precious Home LLC License # 756049

Dear Provider:

This letter addresses Compliance Determination(s) 80043 (Completion Date 07/07/2026) and 79032 (Completion Date 06/16/2026).

The Department completed a follow-up inspection of your Adult Family Home on 07/07/2026 and found that you have corrected the violations listed in the Complaint report dated 06/16/2026. Your home is back in compliance as of 06/15/2026 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 388-76-10165-1, WAC 388-76-10165-1-a

The Department staff who did the on-site verification:
Sharon Judie, Community Complaint Investigator

If you have any questions, please contact me at (253)234-6007.

Sincerely,

Lydia Owusu-Acheampong, Community Field Manager
Region 2, Unit G
Residential Care Services

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

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HOME AND COMMUNITY LIVING ADMINISTRATION

20425 72nd Avenue S, Suite 400, Kent, WA 98032

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 06/15/2026 of:

Precious Home LLC
1130 170th Ave NE
Bellevue, WA 98008

This document references the following complaint number(s): 226703

The following sample was selected for review during the unannounced on-site visit: 3 of 6 current residents and 0 former residents.

The department staff that investigated the Adult Family Home:

Sharon Judie, Community Complaint Investigator

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 2 , Unit G
20425 72nd Avenue S, Suite 400
Kent, WA 98032

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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 — 6-23-2026 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.

Provider (or Representative) — 6/24/2026 Date

WAC 388-76-10165 Background checks Washington state name and date of birth background check Valid for two years National fingerprint background check Valid indefinitely.

(1) A Washington state name and date of birth background check is valid for two years from the initial date it is conducted. The adult family home must ensure:

(a) A new DSHS background authorization form is submitted to the department's background check central unit every two years for each individual listed in WAC 388-76-10161 ;

This requirement was not met as evidenced by:

Based on observation, interview, and record review, the Adult Family Home (AFH) failed to ensure there was a valid Washington state name and date of birth background check (BGC) for 2 of 5 staff (Staff A, Entity Representative and Staff C, Caregiver). This failure placed all six residents (Residents 1, 2, 3, 4, 5 and 6) at risk of harm from staff members with unknown current criminal background.

Findings included...

Observation on 06/04/2026 at 11:42 AM showed Residents1, 2, 3, and 6 sat in the common area of the home. Residents 4 and 6 were observed in their bedrooms.

Review of AFH staff records on 06/04/2026 at 12:12 PM showed there were five AFH staff (Staff A, Staff B, Resident Manager Staff C, Staff D, and Staff E, Caregiver) who currently worked in the home. Further review of AFH staff records showed Staff A's BGC expired on 03/22/2026. Review of Staff C's records showed it expired on 05/22/2026.

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During an interview on 06/04/2026 at 12:51 PM, Staff B, stated the expired BGCs' was an oversight. Staff B stated they would take care of it that same day.

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, Precious Home LLC is or will be in compliance with this law and / or regulation on (Date) 6/15/2026

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

Ugochi Okere — Provider (or Representative)

6/24/2026 — Date

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