STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Home and Community Living Administration
PO Box 45600, Olympia, WA 98504-5600

August 19, 2026

PERSONAL DELIVERY AND CERTIFIED MAIL
9489 0090 0027 6340 7263 47

Licensee, Sunquest Care Home, LLC
Sunquest Care Home, LLC
12522 NW 33rd Ave
Vancouver, WA 98685

Adult Family Home License # **758674**
Entity Representative: Kwadwo Amankwa-Poku

REVOCATION OF LICENSE AND
STOP PLACEMENT OF ADMISSIONS

Dear Licensee:

On August 6, 2026, the Department of Social and Health Services (DSHS), Residential Care Services completed a full inspection and complaint investigation at your facility. This letter constitutes formal notice of the revocation of the adult family home license and stop placement of admissions for your adult family home, also known as **Sunquest Care Home, LLC**, located at **12522 NW 33rd Ave, Vancouver,** by the State of Washington, Department of Social and Health Services. These actions are taken under the authority granted in Revised Code of Washington (RCW) 70.128.160 and 70.128.306, chapter 43.20A RCW, and Washington Administrative Code (WAC) 388-76-10940.

The department has determined that the licensee has demonstrated an inability to comply with regulations and has shown limited ability to safely operate the home, placing residents at risk. The stop placement of admissions is effective immediately upon **personal delivery** to you on **August 19, 2026.**

The revocation of the adult family home license and stop placement of admissions for your adult family home is based on the following violation(s) of the RCW and/or WAC as described in the attached Statement of Deficiencies (SOD) report dated **August 6, 2026.**

WAC 388-76-10680 Staff behavior related to abuse.

The licensee failed to ensure one resident did not experience neglect when the Adult Family Home staff left all residents in the care of an unqualified caregiver. This failure resulted in all residents being left with a caregiver that was not able to provide care or intervene during a medical emergency for one resident and placed all residents at risk for harm.

WAC 388-76-10195 (1)(3) Adult family home—Staff—Generally.

The licensee failed to ensure that caregiving staff were skilled and able to meet the needs of six residents. This failure resulted in all residents being left with an unqualified staff member who was unable to respond when one resident experienced a medical emergency and placed all residents at risk for harm.

WAC 388-76-10400 (1)(2)(3)(a)(b) Care and services.

The licensee failed to ensure that one resident received care and services in the negotiated care plan and in a way that supported their safety and well-being. This failure resulted in the resident repeatedly experiencing high blood sugar that was not re-checked or treated as ordered by their healthcare practitioner and placed them at risk for harm.

WAC 388-112A-0720 (c)(i)(ii) What are the CPR and first-aid training requirements?

The licensee failed to ensure two caregiving staff had a valid cardiopulmonary resuscitation/First Aid card. This failure placed all residents at risk of harm due to unqualified and untrained staff.

WAC 388-76-10430 (1)(2)(d) Medication system.

The licensee failed to ensure one resident received medications as ordered. This failure placed the resident at risk for medication errors.

WAC 388-76-10255 (4)(a)(b) Infection control.

The licensee failed to ensure a safe disposal system for syringes was in place for six residents. This failure resulted in the Adult Family Home keeping used insulin syringes accessible in an open container and placed all residents and staff at risk for harm.

WAC 388-76-10360 Negotiated care plan—Timing of development—Required.

The licensee failed to ensure that a Negotiated Care Plan (NCP) was developed within 30 days of admission for one resident. This failure placed the resident at risk for unmet care needs.

WAC 388-76-10198 (4) Adult family home—Personnel records.

The licensee failed to ensure background check results were readily available for two caregiving staff. This failure resulted in all residents having unsupervised contact with individuals whose criminal histories could not be determined.

WAC 388-76-10320 (10)(a)(b) Resident record—Content.

The licensee failed to ensure that two resident records included a personal belongings inventory page. This placed both residents at risk for property loss.

NOTE: These are the violations, which resulted in the revocation of license and stop placement of admissions; see the attached Statement of Deficiencies for any additional violations.

The revocation and stop placement of admissions to your adult family home is effective immediately upon **personal delivery** to you on **August 19, 2026,** and certified mail receipt of this letter and Statement of Deficiencies. The stop placement of admissions will not be postponed pending an administrative hearing or informal dispute resolution process, as is required by RCW 70.128.160(4). The stop placement applies to all new admissions, re-admissions, and transfer of residents.

During the stop placement, you may not admit any new resident to your adult family home. In addition, you may not allow any resident who was absent from the home due to a temporary non-out-patient stay (not including out-patient treatment) at a hospital, nursing home or other treatment center to return during the stop placement unless you obtain advance approval from the department. You may request such approval by contacting Jennifer LeMaster, Field Manager, at (360) 746-4675.

Because it may not be possible to reach the Field Manager on a weekend or holiday, any pre-approval requests should be made as soon as possible during the business week. Such exceptions are made at the sole discretion of the department on a case-by-case basis. The department may impose sanctions or take other legal action if you fail to comply with the stop placement order prohibiting admissions.

Appeal Rights:

You have two appeal rights: Informal Dispute Resolution (IDR) and an Administrative Hearing. Each has a different request timeline.

Informal Dispute Resolution [RCW 70.128]

YOU MAY:

Request an Informal Dispute Resolution (IDR) meeting within **10 working** days after you receive this letter.

Provider Process for Choosing a Panel or Traditional IDR:

You may only choose a **Panel IDR** if you are disputing **three or fewer** citations or enforcement actions. You may choose a **Traditional IDR** regardless of the number of citations or enforcement actions you intend to dispute. If you choose a **Panel IDR**, all documents supporting your dispute must be submitted within **20 working days** after you receive this letter. For **Panel IDRs**, the IDR program will not consider any documents submitted after the **20 working day deadline.** For **Traditional IDR** you should submit documents supporting your dispute at least **seven** days prior to the date of the IDR meeting.

You can make an IDR request and find directions on the IDR web page at: http://www.dshs.wa.gov/altsa/idr.

Formal Administrative Hearing

You may contest the revocation of license and stop placement order prohibiting admissions by requesting a formal administrative hearing to challenge the deficiency(ies), which resulted in the enforcement actions. **All hearing requests must be in writing and include:**

- A copy of this letter; and
- A copy of the Statement of Deficiencies.

The written request must be received within twenty-eight (28) calendar days of receipt of this letter.

Send your **written** request to:

Office of Administrative Hearings
PO Box 42489
Olympia, Washington 98504-2489

If an appeal request is not received by day 28 at the Office of Administrative Hearings, your license to operate is no longer in effect. All residents must be moved out of your home by day 29.

Prior to, or instead of, requesting a hearing, you have the right under RCW 70.128.060 to voluntarily surrender your license in lieu of revocation. For additional information, please contact your Field Manager.

A provider who receives notification of the department's initiation of revocation may, in lieu of appealing the Department's action, surrender or relinquish the license as authorized by RCW 70.128.060. The Department shall not issue a new license to or contract with the provider, for the purposes of providing care to vulnerable adults or children, for a period of twenty years following the surrendering or relinquishment of the former license.

NOTICE: State and federal law provide protections to defendants who are in military service, and to their dependents. Dependents of a service member are the service member's spouse, the service member's minor child, or and individual for whom the service member provided more than one-half of the individual's support for one hundred eight days immediately preceding an application for relief.

One protection provided is the protection against the entry of a default judgment in certain circumstances. This notice pertains only to a defendant who is a dependent of a member of the National Guard or a military reserve component under a call to active service, or a National Guard member under a call to service authorized by the governor of the state of Washington, for a period of more than thirty consecutive days. Other defendants in military service also have protections against default judgments not covered by this notice. If you are the dependent of a member of the national guard or a military reserve component under a call to active service, or a national guard member under a call to service authorized by the governor of the state of Washington, for a period of more than thirty consecutive days, you should notify the Department in writing of your status as such within twenty days of the receipt of this notice. If you fail to do so, then a court or an administrative tribunal may presume that you are not a dependent of an active duty member of the national guard or reserves, or a national guard member under a call to service authorized by the governor of the state of Washington, and proceed with the entry of an order of default and/or a default judgment without further proof of your status. Your response to the Department about your status does not constitute an appearance for jurisdictional purposes in any pending litigation nor a waiver of your rights.

If you have any questions, please contact Jennifer LeMaster, Field Manager, at (360) 746-4675.

Sincerely,

AlfredoBrown

Alfredo Brown
Compliance Specialist
Residential Care Services

Enclosure

cc: Field Manager, Region 3, Unit F
RCS Regional Administrator, Region 3
HCS Regional Administrator, Region 3
DDA Regional Administrator, Region 3
WA LTC Ombuds
WA Cares
HQ Central Files
DRW
HP