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

CRH PETERS CREEK LLC
PETERS CREEK RETIREMENT COMMUNITY
14431 REDMOND WAY
REDMOND, WA 98052

RE: PETERS CREEK RETIREMENT COMMUNITY License # 2245

Dear Administrator:

This letter addresses Compliance Determination(s) 79420 (Completion Date 07/06/2026) and 75529 (Completion Date 05/27/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 07/06/2026 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-2040-1

The Department staff who did the on-site verification:
Harrison Udoye, Community 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

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Residential Care Services
Investigation Summary Report

Provider/Facility: PETERS CREEK RETIREMENT COMMUNITY
License/Cert.#: 2245
Compliance Determination #: 75529
Investigator: Harrison Udoye
Investigation Date(s): 04/07/2026 through 05/27/2026
Complainant Contact Date(s):

Provider Type: Assisted Living Facility

Intake ID: 217760
Region/Unit #: RCS Region 2 / Unit D

Allegation(s):
Non-compliance with life safety (fire) code.

Investigation Methods:

Sample:	Total residents: 43 Resident sample size: 43 Closed records sample size: 0
Observations:	Residents Activities Staff to resident interactions Resident to resident interactions Medication administration
Interviews:	Nursing staff Residents Staff development coordinator Kitchen staff Business office manager
Record Reviews:	State reporting log Incident investigation Facility policies Staff training records

Investigation Summary:
Report on non-compliance with life safety (fire) code requirements in the Assisted Living Facility (ALF).
Interview and record review showed that facility failed the second fire marshal inspection (revisit) on 03/19/2026 and reinspection again on 04/18/2026. Facility acknowledged not meeting the fire safety requirements. Facility working to correct the deficiencies. Facility failed practice identified. See Statement of Deficiencies.

Conclusion / Action:

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- [x] 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

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 Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 04/07/2026 of:

PETERS CREEK RETIREMENT COMMUNITY
14431 REDMOND WAY
REDMOND, WA 98052

This document references the following complaint number(s): 217760

The following sample was selected for review during the unannounced on-site visit: 43 of 43 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Harrison Udoye, Community Complaint Investigator

From:
DSHS, Home and Community Living 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 #: 2245	Compliance Determination # 75529
Plan of Correction	PETERS CREEK RETIREMENT COMMUNITY	Completion Date
Page 2 of 3	Licensee: CRH PETERS CREEK LLC	05/27/2026

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

05-28-2026
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.

Administrator (or Representative)

6-4-2026
Date

WAC 388-78A-2040 Other requirements.

(1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to ensure that 1 of 1 licensed facility met and provided a safe environment that is approved of by the State Fire Marshal. This failure placed residents at risk of harm, injury, and potential fire hazards related to unsafe environmental conditions.

Findings included...

In review, the Characteristic Roster dated 05/27/2026 showed that 43 residents currently reside at the facility.

Review of document titled " Washington State Patrol Fire Protection Bureau" dated 06/30/2025 showed an annual fire and life safety inspection was unmet by the facility on their initial visit. The required re-inspection (12/01/2025) identified deficiency. The facility failed to meet the minimum fire and life safety requirements. The facility failed a second inspection on 03/19/2026 and re-inspection by the fire marshal on 04/18/2026 respectively.

In interview via phone on 05/21/2026 at 9:30 AM, Staff A, Administrator, stated that they are in contact with a vendor to come in to correct the deficiency. Staff A also noted that the timeline given by the vendor will be either 06/01/2020 or 06/02/2026 to fully

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get the deficiency fixed.

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, PETERS CREEK RETIREMENT COMMUNITY is or will be in compliance with this law and / or regulation on (Date) 6-4-2026.

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

Administrator (or Representative) — Date: 6-4-2026

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