STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

07/08/2026

Summer Hill Operations, LLC
Summer Hill Assisted Living
165 SW 6th Ave
Oak Harbor, WA 98277

RE: Summer Hill Assisted Living # 2676

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 80160 (Completion Date 07/08/2026) and 74986 (Completion Date 04/17/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 07/08/2026 and found no deficiencies.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
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.

(2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

The Department staff who did the On Site verification:
Teresa Pederson-Tuley, Nursing Consultant Institutional

If you have any questions, please contact me at (253)312-1446.

Sincerely,

Jamie Singer

Jamie Singer, Field Manager

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

Region 2, Unit J
Residential Care Services

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Residential Care Services
Investigation Summary Report

Provider/Facility: Summer Hill Assisted Living **Provider Type:** Assisted Living Facility

License/Cert.#: 2676
Intake ID: 215138
Compliance Determination #: 74986
Region/Unit #: RCS Region 2 / Unit J
Investigator: Teresa Pederson-Tuley
Investigation Date(s): 03/27/2026 through 04/17/2026
Complainant Contact Date(s):

Allegation(s):
The Assisted Living Facility (ALF) failed their fire marshal inspection.

Investigation Methods:

Sample:	Total residents: 72 Resident sample size: 4 Closed records sample size: 0
Observations:	Residents
Interviews:	Maintenance staff Executive Director
Record Reviews:	Maintenance logs

Investigation Summary:
Failed practice identified. A citation was written a 388-78A-2040(1)(2).

Conclusion / Action:

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

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STATE OF WASHINGTON

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

HOME AND COMMUNITY LIVING ADMINISTRATION

20311 52nd Ave W, Suite 100, Lynnwood, WA 98036

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 03/27/2026 of:

Summer Hill Assisted Living
165 SW 6th Ave
Oak Harbor, WA 98277

This document references the following complaint number(s): 214502, 216818, 215138, 217558

The following sample was selected for review during the unannounced on-site visit: 4 of 72 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Teresa Pederson-Tuley, Nursing Consultant Institutional

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 2 , Unit J
20311 52nd Ave W, Suite 100
Lynnwood, WA 98036

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Statement of Deficiencies	License #: 2676	Compliance Determination # 74986
Plan of Correction	Summer Hill Assisted Living	Completion Date
Page 2 of 3	Licensee: Summer Hill Operations, LLC	04/17/2026

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.

Jamie Singer
Residential Care Services

4/20/2026
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)

4/28/26
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.

(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 Assisted Living Facility (ALF) failed to ensure the violations for 3 of 3 Fire and Life Safety annual inspections (11/25/2025, 01/05/2026 and 03/03/2026) were corrected. This failure resulted in the ALF being out of compliance with the Washington State Fire Marshal and placed 72 of 72 residents at risk of harm in the event of a fire.
Findings included...
Review of the Washington State Patrol Fire Protection Bureau report dated 03/03/2026 showed the ALF failed to comply with the International Fire Codes (IFC) for 1 item. During the Fire Marshal's third visit on 03/03/2026 the following had not been corrected:
IFC 903.5 2024 Sprinkler systems shall be tested and maintained in accordance with Section 901.
"1. As per documents provided the 5 year internal pipe inspection for the sprinkler system had deficiencies noted that have not been corrected. Dry main line need to be flushed. 2. Facility is unable to provide documentation for the 3 year dry system full flow trip test

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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 | Date

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Administrator (or Representative) | Date

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In an interview on 03/27/2026 at 11:12 AM, Staff B Maintenance Director stated they had not corrected the sprinkler system issue.

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, Summer Hill Assisted Living is or will be in compliance with this law and / or regulation on (Date) 5/30/26.

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

Administrator (or Representative)

4/28/26
Date

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Maintenance Director stated they had not corrected the sprinkler system issue.

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

_____ _____

Administrator (or Representative) Date

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