



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

October 12, 2021

Shahid Imran  
Hampton Manor of Clinton, LLC  
7560 River Road  
Flushing, MI 48038

RE: Application #: AH500401685  
Hampton Manor of Clinton  
18401 15 Mile Road  
Clinton Twp., MI 48433

Dear Mr. Imran:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 101 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available, and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH500401685
<b>Applicant Name:</b>	Hampton Manor of Clinton, LLC
<b>Applicant Address:</b>	18401 15 Mile Road Clinton Township, MI 48038
<b>Applicant Telephone #:</b>	(734) 673-3130
<b>Authorized Representative:</b>	Shahid Imran
<b>Name of Facility:</b>	Hampton Manor of Clinton
<b>Facility Address:</b>	18401 15 Mile Road Clinton Twp., MI 48433
<b>Facility Telephone #:</b>	(734) 673-3130
<b>Application Date:</b>	09/17/2019
<b>Capacity:</b>	101
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/17/2019	Enrollment
09/17/2019	Contact - Document Sent 1605 sent to applicant
09/17/2019	Application Incomplete Letter Sent Application Box 9 corrected; IRS letter; BCAL-1603; 1326A, RI-030
09/23/2019	Contact - Document Received Appointment of authorized representative, 1326A form and appointment of administrator
10/29/2019	Contact - Document Received Application Boxes 9 & 24 corrected; IRS letter
11/06/2019	Contact - Document Received Application Corrected
11/07/2019	Contact - Document Received RI-030
09/09/2021	Inspection Completed-Fire Safety: A By Larry DeWachter Bureau of Fire Services
09/13/2021	Inspection Completed-Fire Safety: A Re-check final by Brian Batten Bureau of Fire Services (BFS)
09/14/2021	Occupancy Approval (AH ONLY) Transmittal dated 9/9/21 from Austin Webster on 9/14/21
09/29/2021	Inspection Completed On-site Met with Carol Cancio and Razanne Pedawi on-site. Items to address.
09/29/2021	Contact – Face to face Upon request Brian Batten came to the home and confirmed a key-locked exit door is not in compliance with BFS.
09/30/2021	Contact - Document Received Revised policies & procedures from C. Cancio via email
10/06/2021	Contact - Document Received Videos and photographs provided confirming corrections to the items found on-site.

10/07/2021	Confirming Letter Sent – To owner S. Imran that Hampton Manor of Clinton LLC is documented as not in good standing with LARA Corporations online filing system.
10/12/2021	Contact Document Received – HFES revisions to Opening Survey, Occupancy Approval and Room Sheets adding room 47 with double occupancy.
10/12/2021	Comment – Confirmed with LARA Corporations online filing system that Hampton Manor of Clinton LLC has certificate of restoration of good standing.
10/12/2021	Recommend License Issuance

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

Hampton Manor of Clinton was built in 2021, a one-story I-2 construction wood-framed residential facility located in central Macomb County at 18401 – 15 Mile Road Clinton Township. The building is on the north side of 15-mile road, a five-lane road zoned 45 mph. The building’s entrance faces to the west. There are residential areas to the north and west of the building with small manufacturing and shopping complexes to the east and south of the building. The property has a drainage/retaining pond in front of the entrance that has been enclosed with tall decorative fencing. Parking is available on the west side of the building. The driveway leads around the building in a one-way direction.

The home has 63 residential units with a total approved capacity of 101 resident beds. The facility’s main entrance enters the assisted living area of the facility. This area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, library, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 48 residential units in this assisted living area with 31 units approved for double occupancy. The seventeen single-occupancy assisted living area units are: Rooms 4, 5, 8, 9, 10, 11, 20, 29, 30, 38, 39, 40, 41, 44, 45, 48 and 49. Room 18 was not approved for residential use because the facility’s generator blocks the exterior view.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Approximately 18 assisted living units have sliding glass doors that provide access to the exterior courtyards. Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators will also be available in assisted living units.

The facility's memory care area is a designated hallway located along the east side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, all exit doors in the memory care area are secured with numbered keypads and/or key fob activated devices that can be opened with staff assistance. The exit doors also have audible alarms that sound when opened. There are 15 studio units in the memory care area, seven of which are approved for double occupancy. The eight single-occupancy memory care area units are: Rooms 50, 54, 55, 56, 57, 58, 63 and 64.

Each memory care unit has its own attached bathroom with shower and individual HVAC thermostat control. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available for residents in the assisted living area to wear and serve to summon staff assistance. Staff will utilize I-phone devices for resident information, alarm/notification system, and to communicate with one another. A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. There are six outdoor courtyards readily accessible to the assisted living area residents. Four of these courtyards are surrounded by the building. Main egress doors in the home are alarmed for security but not all doors to the courtyards are alarmed.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

On 9/9/21, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Larry DeWachter issued fire safety certification approval. On 9/13/21, BFS inspector Brian Batten conducted a re-check and confirmed fire safety certification approval.

The home has a natural gas powered 100,000-kilowatt natural gas generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 10/12/21, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey, Occupancy Approval I-2 construction, Room Sheets, and Floor Plan approving 15 units with 7 having double occupancy for a total of 22 beds in memory care unit; and 48 units with 31 having double occupancy for 79 beds in assisted living. Total approved capacity 101 beds.

On 9/29/21, I conducted an on-site inspection of the building with authorized representative Shahid Imran's assistant Carol Cancio and his administrative executive Razanne Pedawi. Upon request, Mr. Batten also returned to the building and confirmed that a key-type door lock on an exit door was not in compliance with fire safety and would have to be replaced.

On 9/30/21, Ms. Cancio submitted revised corporate policies and procedures to meet compliance with administrative rules. On 10/6/21, Ms. Pedawi emailed photographs and videos confirming physical plant corrections including the change of this door lock made to the home.

## **B. Program Description**

Hampton Manor of Clinton is owned and operated by Hampton Manor of Clinton LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a domestic limited liability company with a date of organization 8/14/18. On 10/12/21, I confirmed with the Department of Licensing and Regulatory Affairs corporations online filing system that as of 10/8/21, Hampton Manor of Clinton LLC has a certificate of restoration of good standing.

As a licensed home for the aged, Hampton Manor of Clinton LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

Hampton Manor of Clinton will have an activity director and will provide transportation to residents only for certain activities.

Hampton Manor of Clinton is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises. Staff may smoke inside their own cars if they so choose.

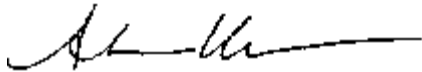
Hampton Manor of Clinton LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

**C. Rule/Statutory Violations**

Technical assistance was provided to the applicant’s authorized representative Shahid Imran, his assistant Carol Cancio and his administrative executive Razanne Pedawi regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged. The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

**IV. RECOMMENDATION**

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 101 licensed beds and programs for aged and Alzheimer’s disease or related condition care.



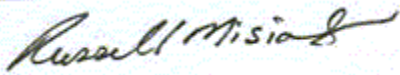
10/12/21

---

Andrea Krausmann  
Licensing Staff

Date

Approved By:



10/12/21

---

Russell B. Misiak  
Area Manager

Date