



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

February 7, 2020

Nidhal Ghraib  
Quality Care of Howell LLC  
Suite #139  
17197 N. Laurel Park Dr.  
Livonia, MI 48152

RE: Application #: AL470397950  
**Quality Care of Howell 2**  
**2820 N Burkhart Rd.**  
**Howell, MI 48855**

Dear Mr. Ghraib:

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 20 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 cursive script that reads "Julie Elkins".

Julie Elkins, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL470397950
<b>Licensee Name:</b>	Quality Care of Howell LLC
<b>Licensee Address:</b>	Suite #139 17197 N. Laurel Park Dr. Livonia, MI 48152
<b>Licensee Telephone #:</b>	(517) 579-2019
<b>Licensee Designee:</b>	Nidhal Ghraib
<b>Administrator:</b>	Nidhal Ghraib
<b>Name of Facility:</b>	Quality Care of Howell 2
<b>Facility Address:</b>	2820 N Burkhart Rd. Howell, MI 48855
<b>Facility Telephone #:</b>	(517) 579-2019
<b>Application Date:</b>	01/12/2019
<b>Capacity:</b>	20
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

01/12/2019	On-Line Enrollment
01/15/2019	Contact - Document Sent Rule & Act booklets
01/17/2019	Contact - Document Received App; cl's for Nidhal (LD & Admin)
01/23/2019	Contact - Document Received App - Updated facility name
01/23/2019	Contact - Document Sent- Fire Safety String
02/20/2019	Application Incomplete Letter Sent Building has not broken ground for construction, currently in with Bldg Services for approvals.
01/22/2020	Inspection Completed-Fire Safety : A
01/23/2020	Inspection Completed On-site
01/23/2020	Inspection Completed-BCAL Sub. Compliance
01/27/2020	Contact - Telephone call made to LD Nidhal about CAP, refund and camera policy.
01/29/2020	Corrective Action Plan Received
01/31/2020	Corrective Action Plan Approved
01/31/2020	CAP Compliance Verification
02/03/2020	Inspection Completed-BCAL Full Compliance Inspection Completed- Env. Health: A

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Quality Care of Howell 2 is a large single-story, ranch style facility that is 18,178 square feet and sits on 20 acres of land which is shared with another licensed adult foster care facility that is separated by a fire door. Quality Care of Howell 2 occupies about 2 acres of land and is located in the city of Howell which is the largest city and county seat in Livingston county. The city of Howell has restaurants, shopping, banks, post office, library, doctors, hospitals and a variety of churches. The facility is equipped with Direct TV for all bedrooms and common area televisions. The facility also has 16 security cameras which are located outside the facility both in the front and the back of the

building, outside in the fenced-in courtyard, in the medication room, exercise room, living rooms, dining rooms, hallways and common areas. Cameras are not in the resident bedrooms; cameras are located in the common areas only. Quality Care of Howell 2 is aware that cameras in any resident bedroom are not permitted.

The facility is equipped with ten gas forced heat furnaces with air conditioning located in five mechanical rooms throughout the facility which are all equipped with a 1-3/4 inch solid core door with an automatic self-closing device and positive latching hardware. The furnaces and electrical were inspected on 12/02/2019 by a licensed electrician. The facility is also equipped with a backup generator that runs the entire facility if power is lost.

The facility has two water heaters which are located in the unfinished basement of the facility which is equipped with a 1-3/4 inch solid core door with an automatic self-closing device and positive latching hardware. The facility utilizes public water supply and sewage disposal system. I completed a full inspection of the environmental health areas of the facility and found the facility to be in full compliance with all applicable rules. The basement area will not be utilized or accessible to residents.

The facility is equipped with interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. The facility is equipped with sprinklers including the basement. The facility has been determined by the Bureau of Fire Services to be in substantial compliance with the applicable fire safety administrative rules. The facility received a substantial full compliance rating on 01/22/2020.

The facility is wheelchair accessible and has two exits, all at grade level of the facility so wheelchair ramps are not required. One wheelchair accessible entrance/exit is located at the front of the facility and the other is located near the back/east side of the facility. The facility has two additional doors at grade level that exit into fenced in areas for the residents to be able to enjoy the outdoors. Hallways and door widths inside of the facility are able to accommodate individuals who use wheelchairs to assist with mobility.

The facility intends to provide services to the aged population including both male and female residents age 60 and over who require assistance varying levels of assistance with activities of daily living. The facility intends to reserve six individual rooms for those that exhibit Alzheimer's/dementia or have more specialized memory care needs.

The facility has twenty resident bedrooms which all contain a private full bathroom with motion sensor lighting, ceiling fans, small counter with cupboards, refrigerator and electric baseboard heating zoned per room which gives the resident the ability to control the heat and the air conditioning in their room.

The floorplans completed by Seidell Architect documented the facility has six different room styles/sizes to choose from

- efficiency rooms are 292 square feet and licensed for one resident and are room numbers 23, 25, 26, 27.
- barrier free efficiency room is 295 square feet, licensed for one resident and includes room # 22.
- one-bedroom rooms are 566 square feet, licensed for up to two residents and are room numbers 28, 29, 30, 37, 38, 39, 40.
- two bedrooms rooms are 717 square feet and licensed for up to two residents and are room numbers 24 and 41.
- efficiency memory care rooms are 291 square feet, licensed for one resident and are room numbers 31, 32, 34, 35, 36.
- barrier free efficiency memory care is 292 square feet, licensed for one resident and is room number 33.

Although all of the resident bedrooms are private, the one and two-bedroom rooms are large enough to accommodate two people if a married couple chooses to stay together in the same room. It is the licensee designee Mr. Nidhal Ghraib responsibility not to exceed the facility's licensed capacity of twenty residents.

The spacious facility contains two dining areas/activities rooms, two living rooms, two service kitchens, a movie theater, a chapel, exercise room, laundry room, consulting office, and staff office. The facility has ample parking for resident guests and facility employees. The home utilizes municipal water supply and sewage disposal system.

The indoor living and dining areas as documented by Seidell Architect floor plan measures a total of 18,178 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

#### **B. Program Description:**

The applicant intends to provide 24-hour supervision, protection and personal care to twenty male and/or female residents who are aged and at least 60 years of age. The program will include opportunities to socialize with one another and direct care staff members through crafts, bingo, coloring, reading, puzzles, watching television/movies and enjoying the outdoors. Family and friends are strongly encouraged to visit as often as possible with their loved one. The applicant intends to accept residents with private sources for payment and typically receives referrals by word of mouth or through advertising.

In addition to the above program elements, it is the intent of the applicant to provide recreational activities at the facility such as books for reading, bingo, games, puzzles, crafts, bowling, movement exercise therapists, therapy animals, music and performers for entertainment. The facility has a has an exercise room which can be utilized independently or with a physical therapist. The facility intends to bring in local churches to provide services for the residents in the chapel. The facility plans to have movie nights in the movie theater, barbeques outside in the summer, family parties and

gatherings for holidays. Additionally, the facility offers visiting physicians and hospice care.

For residents diagnosed with Alzheimer's disease and/or dementia, the facility intends to reserve six individual rooms for those that exhibit Alzheimer's/dementia or have more specialized memory care needs. Mr. Nidhal Ghraib has submitted an Alzheimer's Policy. Mr. Nidhal Ghraib will meet with the potential residents and their family member(s) who are seeking support. Mr. Ghraib believes that every resident with a memory care concern is unique and individual in their needs. When a potential resident with Alzheimer's disease or a related condition, and his or her family members inquire about moving to Quality Care of Howell 2, Mr. Nidhal Ghraib reported that the medical director will make a preliminary service assessment of the resident to determine that the resident is appropriate for Quality Care of Howell 2. Mr. Nidhal Ghraib reported that the medical director may access the following sources of information: interviews with the resident, interviews with the resident's family members, interviews with the resident's caregivers, review of any hospital, nursing home and home health notes and records, personal observation and physician's instructions or orders. Mr. Nidhal Ghraib will interview the resident and will observe them to determine their physical and mental capacity for completing activities of daily living. Mr. Nidhal Ghraib is committed to enhancing the quality of life for older individuals with Alzheimer's dementia. Mr. Nidhal Ghraib reported that the facility is not equipped to admit any potential residents that wander with the potential to elope unless elopement behavior can be managed through other programmatic services; exhibit behaviors that are disruptive to others, and those that cannot demonstrate the ability to bear weight with transfers. Additionally, Mr. Nidhal Ghraib reported that the needs of the current population are also taken into account with any new admission.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

### **C. Applicant and Administrator Qualifications**

The applicant is Quality Care of Howell, LLC., a "For Profit Corporation", established in Michigan on October 16, 2015. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Mr. Buolus Ghraib and Mr. Jezail Ghraib are equal owners of Quality Care of Howell, LLC, and both have appointed Mr. Nidhal Ghraib as licensee designee and administrator for this facility. Mr. Nidhal Ghraib is the third owner and owns 5% of Quality Care of Howell, LLC.

Criminal history background checks of Mr. Nidhal Ghraib, the applicant/administrator were completed, and he was determined to be of good moral character to provide

licensed adult foster care. Mr. Ghraib submitted a statement from a physician documenting his good health and current negative tuberculosis test results.

The applicant/administrator, Mr. Nidhal Ghraib has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Mr. Nidhal Ghraib, licensee designee/administrator, has worked at another licensed facility as the administrator with the aged population since February 28, 2017. Additionally, Mr. Nidhal Ghraib completed The Michigan Center for Assisted Living (MCAL) Certified Assisted Living Director (CALD) Seminar A in October 2017 and Seminar B in December 2017.

Mr. Nidhal Ghraib indicated that the staffing pattern for the original license of this twenty-bed facility is adequate and includes a minimum of three staff for twenty residents per shift from 7am through 11pm. During sleeping hours, 11pm through 7am, the facility will have minimally two awake staff for twenty residents. The applicant acknowledged that the staff to resident ratio may need to be adjusted in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

Mr. Nidhal Ghraib acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Mr. Nidhal Ghraib acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Mr. Nidhal Ghraib acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee Mr. Ghraib will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Mr. Nidhal Ghraib acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Mr. Nidhal Ghraib acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Mr. Ghraib acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Mr. Nidhal Ghraib acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Mr. Nidhal Ghraib acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

Mr. Nidhal Ghraib acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. The applicant indicated the intent to respect and safeguard these resident rights.

Mr. Nidhal Ghraib acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Mr. Nidhal Ghraib acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Mr. Nidhal Ghraib acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

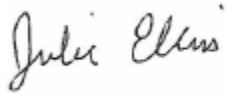
#### **D. Rule/Statutory Violations**

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.



#### IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this large adult foster care home with a capacity of twenty (20) residents.



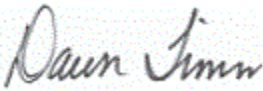
02/06/2020

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Julie Elkins  
Licensing Consultant

Date

Approved By:



02/07/2020

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Dawn N. Timm  
Area Manager

Date