



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 8, 2021

Mary Ostrowski
SJV 2 N Farmington OpCo LLC
7902 Westpark Drive
McLean, VA 22102 Ms. Ostrowski

RE: License #: AH630407346
Sunrise of North Farmington Hills

Dear Ms. Ostrowski:

Attached is the Renewal Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. If you fail to submit an acceptable corrective action plan, disciplinary action will result. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific dates for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the home for the aged authorized representative and a date.

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 feel free to contact the local office at (517) 284-9730.

Sincerely,

Elizabeth Gregory-Weil, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 347-5503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630407346
Licensee Name:	SJV 2 N Farmington OpCo LLC
Licensee Address:	250 Vesey St., 15th Floor New Yoark, NY 10281
Authorized Representative and Administrator:	Mary Ostrowski
Name of Facility:	Sunrise of North Farmington Hills
Facility Address:	29681 Middlebelt Road Farmington Hills, MI 48334
Facility Telephone #:	(248) 538-9200
Original Issuance Date:	06/07/2021
Capacity:	75
Program Type:	AGED ALZHEIMERS

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 12/07/2021

Date of Bureau of Fire Services Inspection if applicable: 04/21/2021

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 12/07/2021

No. of staff interviewed and/or observed 15

No. of residents interviewed and/or observed 29

No. of others interviewed 0 Role

- Medication pass / simulated pass observed? Yes No If no, explain.
- Medication(s) and medication records(s) reviewed? Yes No If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes No If no, explain. The facility does not hold resident funds in trust.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
The Bureau of Fire Services reviews fire drills, however facility disaster planning procedures were reviewed.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes IR date/s: N/A
- Corrective action plan compliance verified? Yes CAP date/s and rule/s: N/A
- Number of excluded employees followed up? N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:	
R 325.1917	Compliance with other laws, codes, and ordinances.
	(1) A home shall comply with all applicable laws and shall furnish such evidence as the director shall require to show compliance with all local laws, codes, and ordinances.
For Reference: R 29.1802	Life safety code; adoption by reference; access to state rules as referenced.
	(1) The provisions of chapters 1 to 10, 11, 18, 19, 20, 21, 38, 39, and 43 of the national fire protection association (NFPA) standard no. 101, 2012 edition, entitled "Life Safety Code," referred to in these rules as "code," are adopted by reference as part of these rules.
For Reference: Chapter 19.7.8	Portable Space-Heating Devices.
	Portable space-heating devices shall be prohibited in all health care occupancies, unless both of the following criteria are met: <ol style="list-style-type: none"> 1. Such devices are used only in nonsleeping staff and employee areas. 2. The heating elements of such devices do not exceed 212 degrees F (100 degrees C).
A portable space heater was observed in resident room #204.	
R 325.1922	Admission and retention of residents.
	(1) A home shall have a written resident admission contract, program statement, admission and discharge policy and a resident's service plan for each resident.

<p>Residents A and B along with Residents C and D are both married couples. Residents A/B and Residents C/D had one combined admission contract per couple instead of Residents A, B C and D each having their own individual contract.</p> <p>Additionally, the facility underwent a change of ownership that was processed on 6/7/21, which included a change to the licensee organization (currently listed as SJV 2 N Farmington OpCo LLC). Review of resident admission contracts reveal that the contracts were not updated to reflect the new ownership entity, thus making the contracts between the resident and a limited liability corporation that differs from that of the licensee and “owner” as worded in the contract. Resident E’s contract indicated that she moved into the facility on 8/14/21, which occurred after the change of ownership. Her contract listed HCP Farmington Hills MI OpCo, LLC as the “owner” and not the current licensee as listed above.</p>	
R 325.1932	Resident medications.
	(1) Medication shall be given, taken, or applied pursuant to labeling instructions or orders by the prescribing licensed health care professional.
<p>Review of medication administration records (MAR) reveals that Resident C did not receive all medications as prescribed. On 11/18/21, Resident C missed three doses of medication. For all occurrences, facility staff did not document a reason for the missed dose and the MAR was left blank, therefore it cannot be confirmed why the medication administrations were not completed as scheduled.</p>	
R 325.1964	Interiors.
	(9) Ventilation shall be provided throughout the facility in the following manner: (b) Bathing rooms, beauty shops, toilet rooms, soiled linen rooms, janitor closets, and trash holding rooms shall be provided with a minimum of 10 air changes per hour of continuously operated exhaust ventilation that provide discernable air flow into each of these rooms.
<p>Continuous exhaust ventilation was not properly functioning in a visitor restroom, laundry room and housekeeping/chemical storage closet all located on the second floor of the facility.</p>	
R 325.1972	Solid wastes.
	All garbage and rubbish shall be kept in leakproof, nonabsorbent containers. The containers shall be kept

	covered with tight-fitting lids and shall be removed from the home daily and from the premises at least weekly.
Numerous garbage receptacles were observed throughout the facility without lids.	
R 325.1976	Kitchen and dietary.
	(6) Food and drink used in the home shall be clean and wholesome and shall be manufactured, handled, stored, prepared, transported, and served so as to be safe for human consumption.
Perishable food items were observed in the walk in freezer that lacked proper labeling, dating or sealing. The items observed included fish, vegetables, sausage links and sliced pepperoni.	
R 325.1976	Kitchen and dietary.
	(8) A reliable thermometer shall be provided for each refrigerator and freezer.
The freezer in the life enrichment room and the freezer in the second floor kitchenette did not contain thermometers.	

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan and closure of special investigation report (SIR) 2022A0585010, renewal of the license is recommended.



12/8/21

Elizabeth Gregory-Weil
Licensing Consultant

Date