



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

May 12, 2022

Ronald Paradowicz  
Courtyard Manor Farmington Hills Inc  
Suite 127  
3275 Martin  
Walled Lake, MI 48390

RE: License #: AL630007352  
**Courtyard Manor Farmington Hills II**  
**29760 Farmington Road**  
**Farmington Hills, MI 48334**

Dear Mr. Paradowicz:

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. 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 licensee or licensee designee or home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective plan, a regular license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Frodet Dawisha".

Frodet Dawisha, Licensing Consultant  
Bureau of Community and Health Systems  
Cadillac Place, Ste 9-100  
Detroit, MI 48202  
(248) 303-6348

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL630007352
<b>Licensee Name:</b>	Courtyard Manor Farmington Hills Inc
<b>Licensee Address:</b>	Suite 127 3275 Martin Walled Lake, MI 48390
<b>Licensee Telephone #:</b>	(248) 926-2920
<b>Licensee/Licensee Designee:</b>	Ronald Paradowicz
<b>Administrator:</b>	Jim Cubr
<b>Name of Facility:</b>	Courtyard Manor Farmington Hills II
<b>Facility Address:</b>	29760 Farmington Road Farmington Hills, MI 48334
<b>Facility Telephone #:</b>	(248) 539-0104
<b>Original Issuance Date:</b>	08/25/1993
<b>Capacity:</b>	20
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED ALZHEIMERS

**II. METHODS OF INSPECTION**

Date of On-site Inspection(s): 05/10/2022

Date of Bureau of Fire Services Inspection if applicable: 04/22/2022

Date of Health Authority Inspection if applicable: N/A

Inspection Type:  Interview and Observation  Worksheet  
 Combination  Full Fire Safety

No. of staff interviewed and/or observed 3  
No. of residents interviewed and/or observed 12  
No. of others interviewed 2 Role: Admin and Operations Manager

- Medication pass / simulated pass observed? Yes  No  If no, explain.
- Medication(s) and medication record(s) reviewed? Yes  No  If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes  No  If no, explain.
- Meal preparation / service observed? Yes  No  If no, explain.
- Fire drills reviewed? Yes  No  If no, explain.
- Fire safety equipment and practices observed? Yes  No  If no, explain.
- E-scores reviewed? (Special Certification Only) Yes  No  N/A   
If no, explain.
- Water temperatures checked? Yes  No  If no, explain.
- Incident report follow-up? Yes  No  If no, explain.
- Corrective action plan compliance verified? Yes  CAP date/s and rule/s:  
N/A
- Number of excluded employees followed-up? N/A
- Variances? Yes  (please explain) No  N/A

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:

<b>R 400.15401</b>	<b>Environmental health.</b>
	(2) Hot and cold running water that is under pressure shall be provided. A licensee shall maintain the hot water temperature for a resident's use at a range of 105 degrees Fahrenheit to 120 degrees Fahrenheit at the faucet.

During the onsite inspection completed on 05/10/2022, the water temperature in Bedroom # 1 was 100.6° Fahrenheit. Bedroom # 3 was 124.3° Fahrenheit. Bedroom # 8 was 123.6° Fahrenheit. Bedroom # 9 was 123.3° Fahrenheit. Bedroom # 10 was 122.7° Fahrenheit. Bedroom # 12 was 120.6° Fahrenheit and Bedroom # 15 was 120.6° Fahrenheit.

<b>R 400.15403</b>	<b>Maintenance of premises.</b>
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.

On 4/22/2022, Oakland County Bureau of Fire Safety gave a B rating for the following deficiencies. #1 delayed egress locks complying with 7.2.1.6.1 shall be permitted for exit doors only. #2 For existing hazarded areas shall be protected in accordance with section 33.3.3.2.2.

<b>R 400.15408</b>	<b>Bedrooms generally.</b>
	(7) Bedrooms shall have at least 1 easily openable window.

During the onsite inspection completed on 05/10/2022, Bedroom # 2, Bedroom # 7, and Bedroom # 13 had an air conditioning unit attached to the window obstructing the window from easily opening.

#### IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, renewal of the license is recommended.

*Frodet Dawisha*

05/12/2022

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Frodet Dawisha  
Licensing Consultant

Date