



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

June 2, 2022

Ozella Wingate
Richton Home Inc
2440 W. McNichols
Detroit, MI 48221

RE: License #: AM820338943
Investigation #: 2022A0121019
Richton Home

Dear Ms. Wingate:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. 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 time frames 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 responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink that reads "K. Robinson". The signature is written in a cursive, flowing style.

K. Robinson, LMSW, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 919-0574

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AM820338943
Investigation #:	2022A0121019
Complaint Receipt Date:	03/31/2022
Investigation Initiation Date:	04/01/2022
Report Due Date:	05/30/2022
Licensee Name:	Richton Home Inc
Licensee Address:	2945 Richton Detroit, MI 48206
Licensee Telephone #:	(313) 354-1617
Administrator:	Gaylon Wingate, Administrator
Licensee Designee:	Ozella Wingate, Designee
Name of Facility:	Richton Home
Facility Address:	2945 Richton Detroit, MI 48206
Facility Telephone #:	(313) 354-1617
Original Issuance Date:	07/26/2013
License Status:	REGULAR
Effective Date:	04/02/2022
Expiration Date:	04/01/2024
Capacity:	12
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
The basement is flooded which is a reoccurring problem due to a cracked drain line.	Yes
The home is without heat. Residents have been given extra blankets to keep warm.	No
Additional Findings	Yes

III. METHODOLOGY

03/31/2022	Special Investigation Intake 2022A0121019
04/01/2022	Special Investigation Initiated - Telephone Call to Ozella Wingate, licensee designee
04/04/2022	Inspection Completed-BCAL Sub. Compliance Interviewed Resident A-C, DCW Walter Wingate
04/06/2022	Referral - Recipient Rights
04/06/2022	Contact - Telephone call made Follow up call to Ms. Wingate
04/06/2022	Contact - Telephone call received Call from Brian Harris with Recipient Rights
04/12/2022	Contact - Telephone call made Call to Janet Mills with APS
04/28/2022	Contact - Telephone call made Call to Ms. Wingate
04/29/2022	Contact - Telephone call received Message from Janet Mills with APS
05/03/2022	Contact - Telephone call made Return call to Ms. Mills
05/11/2022	Contact - Telephone call made Travis Pigeon with The City of Detroit

05/12/2022	Exit Conference Ozella Wingate, licensee designee
05/23/2022	Contact - Telephone call received Follow up call from Gaylon Wingate

ALLEGATION: The basement is flooded which is a reoccurring problem due to a cracked drain line.

INVESTIGATION: I initiated the complaint with a phone call to licensee designee, Ozella Wingate. Ms. Wingate acknowledged the home has been experiencing plumbing issues in the basement area since this past January. According to Ms. Wingate, “the boiler went out about a month ago”; she reported DTE is scheduled to come out to the home on 4/6/22 to inspect the boiler. On 4/1/22, Ms. Wingate reported the home had standing water in the basement area. On 4/4/22, I conducted an onsite inspection at the facility. I observed standing water in the basement. Direct care worker, Walter Wingate was onsite to assist me. Mr. Wingate reported the basement is known to flood when heavy rain occurs. Mr. Wingate indicated basement flooding is a problem throughout the neighborhood. According to Mr. Wingate, it takes about 1 week for the water to recede once the basement floods. As I was leaving the facility, Ms. Wingate arrived onsite. Ms. Wingate assures the department she is actively working to resolve the flooding in her basement. However, Ms. Wingate reported it has been difficult to hire a plumber to drain the water.

On 4/28/22, I made a follow up call to Ms. Wingate. Ms. Wingate reported the water has been extracted from the basement. She said she purchased a pump from her local home improvement store to remove the water. Ms. Wingate implied this was a temporary solution; she reported a permanent solution is to replace the old water and waste pipes. Ms. Wingate said she has obtained estimates to replace the pipes at a hefty cost (quoted \$16K).

On 5/11/22, I contacted Inspector Travis Pigeon with the City of Detroit Boiler Division. Mr. Pigeon expressed safety concerns about the boiler being submerged under water due to flooding. Mr. Pigeon reported he was out to the facility in February or March; he observed the basement had 3-4 inches of standing water.

On 5/3/22, Adult Protective Services worker, Janet Mills emphasized she has concerns with the standing water in the basement. Ms. Mills questions if mold will grow inside the home from the standing water. Ms. Mills reported seeing a Roto Rooter truck (plumbing contractor) parked outside the home when she left the premises on 4/11/22. Ms. Mills reported the home was neat and clean during her visit. She did not observe an odor or smell.

On 5/23/22, I received a follow up call from Administrator, Gaylon Wingate. Gaylon provided me with an update on the housing repairs. Gaylon reported the repairs started last week to replace the water and waste pipes. According to Gaylon, the backyard and basement are being “dug up” to replace the old pipes with new ones. She indicated it could be up to July before the repairs are complete.

I completed an exit conference with Ms. Wingate on 5/12/22. Ms. Wingate confirmed the standing water in the basement has been removed. She said she is making the necessary repairs “little by little.” She understands the department’s recommendations and findings. Ms. Wingate has agreed to submit a plan of correction upon written receipt of the findings.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(6) All plumbing fixtures and water and waste pipes shall be properly installed and maintained in good working condition. Each water heater shall be equipped with a thermostatic temperature control and a pressure relief valve, both of which shall be in good working condition.
ANALYSIS:	<ul style="list-style-type: none"> • Ms. Wingate acknowledged the home has experienced ongoing problems with flooding in the basement. • Inspector Pigeon observed 3-4 inches of standing water in the basement. • On 4/4/22, I observed standing water in the basement. • Therefore, the licensee has not demonstrated all plumbing fixtures and water and waste pipes are in good working condition.
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION: The home is without heat. Residents have been given extra blankets to keep warm.

INVESTIGATION: I completed an onsite inspection at the facility on 4/4/22. According to World-Weather.info, the temperature reading on this date in Detroit was 36 degrees Fahrenheit (cloudy and rain). When I walked into the home it felt warm. I checked the thermostat. The thermostat reading was in the high 70s. According to Ms. Wingate, the home was never without heat. She said the 4-family flat was converted into a single dwelling. Ms. Wingate reported resident bedrooms are heated from a different heat source than the kitchen and dining room. However, the heat flows to the entire home making it warm throughout. Boiler Inspector, Travis Pigeon commented "the issue wasn't the heat ... they have heat." I also interviewed Resident A-C. Resident A and C said the home has heat. Resident B said the home has been rather cold. Resident D was not available for an interview.

APPLICABLE RULE	
R 400.14406	Room temperature.
	All resident-occupied rooms of a home shall be heated at a temperature range between 68 and 72 degrees Fahrenheit during non-sleeping hours. Precautions shall be taken to prevent prolonged resident exposure to stale,

	noncirculating air that is at a temperature of 90 degrees Fahrenheit or above. Variations from the requirements of this rule shall be based upon a resident's health care appraisal and shall be addressed in the resident's written assessment plan. The resident care agreement shall address the resident's preferences for variations from the temperatures and requirements specified in this rule.
ANALYSIS:	<ul style="list-style-type: none"> • On 4/4/22, I observed the home was heated. I observed the thermostat reading above 70 degrees Fahrenheit. • Inspector Pigeon verified the home has heat. • Resident A and C reported the home has heat. • Ms. Wingate denied residents are without heat.
CONCLUSION:	VIOLATION NOT ESTABLISHED

ADDITIONAL FINDINGS:

INVESTIGATION: On 4/4/22, I observed space heaters inside 3 of 4 resident bedrooms. Residents B-D had space heaters inside of their bedrooms. Resident C reported Walter Wingate provided the space heaters as an additional heat source. Mr. Wingate admitted he gave the residents space heaters as a “back-up”, but he insisted the home has maintained heat throughout.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.
ANALYSIS:	<ul style="list-style-type: none"> • The licensee allowed portable space heaters on the premises. • I observed at least 3 space heaters in resident bedrooms. • Resident C reported direct care worker, Walter Wingate provided these heaters. • Mr. Wingate acknowledged he gave the residents space heaters as an added heat source.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend the status of this license remain unchanged.



05/27/22

Kara Robinson
Licensing Consultant

Date

Approved By:



06/02/22

Ardra Hunter
Area Manager

Date