



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

October 23, 2023

Lorraine Morales
1050 W. Colonial Park
Grand Ledge, MI 48837

RE: License #: AS340400717
Investigation #: 2023A0466062
Four Seasons Adult Assisted Living

Dear Lorraine Morales:

Attached is the Special Investigation Report for the above referenced facility. Due to the physical plant 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:

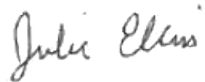
- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- Indicate how continuing compliance will be maintained once compliance is achieved.
- Be signed and dated.

A six-month provisional license is recommended. If you do not contest the issuance of a provisional license, you must indicate so in writing; this may be included in your corrective action plan or in a separate document. If you contest the issuance of a provisional license, you must notify this office in writing and an administrative hearing will be scheduled. Even if you contest the issuance of a provisional license, you must still submit an acceptable corrective action plan.

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.

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) 284-9727.

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
SPECIAL INVESTIGATION REPORT**

I. IDENTIFYING INFORMATION

License #:	AS340400717
Investigation #:	2023A0466062
Complaint Receipt Date:	08/25/2023
Investigation Initiation Date:	08/28/2023
Report Due Date:	10/24/2023
Licensee Name:	Lorraine Morales
Licensee Address:	1050 W. Colonial Park Grand Ledge, MI 48837
Licensee Telephone #:	(517) 622-0313
Administrator:	Lorraine Morales
Licensee Designee:	N/A
Name of Facility:	Four Seasons Adult Assisted Living
Facility Address:	7555 Knox Road Portland, MI 48875
Facility Telephone #:	(517) 526-1195
Original Issuance Date:	11/14/2019
License Status:	REGULAR
Effective Date:	05/14/2022
Expiration Date:	05/13/2024
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. ALLEGATION:

	Violation Established?
Facility is not habitable due to damage from a storm on 08/24/2023.	Yes

III. METHODOLOGY

08/25/2023	Special Investigation Intake- 2023A0466062.
08/28/2023	Special Investigation Initiated – Telephone call to LD Loraine Morales interviewed.
10/19/2023	Exit Conference with licensee Lorraine Morales.

ALLEGATION: Facility is not habitable due to damage from a tornado on 08/24/2023.

INVESTIGATION:

On 08/28/2023, Complainant reported that two trees struck the facility during a tornado the evening of 08/24/2023. Complainant reported that part of the roof, along with the back of the facility is not weathertight from where the trees hit the facility. Complainant reported trees are on the roof over the living room and towards the back of the facility. Complainant reported six total trees came down on the property from the storm, four trees did not hit the facility. Complainant reported three to four trusses are down on the inside of the facility and there is visible damage to one of the resident bedrooms. Complainant reported all the residents are safe, and residents and members of household have all be relocated due to the facility being uninhabitable.

On 08/30/2022, I interviewed licensee Lorraine Morales who reported that during the evening hours on 08/24/2023, there was a tornado that caused two large trees in the back yard to fall onto the roof at the back of the facility. Licensee Morales reported the four other tress that fell are further away from the house on the property but created a lot of debris. Licensee Morales reported that three to four trusses caved in on the inside of the facility and that dry wall and insulation are exposed. Licensee Morales reported at the time the tree hit the facility, all the residents were sitting on the opposite side of the facility away from where the tree hit. Licensee Lorraine Morales reported that the living room floor flooded. Licensee Morales reported all the residents and members of household are safe and did not require any type of medical intervention. Licensee Morales reported the damage in the surrounding community was so bad it took emergency medical service several hours to get to the facility because of all the down trees obstructing the roads. Licensee Morales reported she had six residents at the time of the tornado, so three

residents went to stay with family members and three residents went to a hotel with direct care worker supervision. Licensee Morales reported that the hotel will be temporary until a more permanent placement can be found.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	<p>(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.</p> <p>(4) A roof, exterior walls, doors, skylights, and windows shall be weathertight and watertight and shall be kept in sound condition and good repair.</p> <p>(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.</p> <p>(12) Sidewalks, fire escape routes, and entrances shall be kept reasonably free of hazards, such as ice, snow, and debris.</p> <p>(13) A yard area shall be kept reasonably free from all hazards, nuisances, refuse, and litter.</p>
ANALYSIS:	<p>Licensee Morales reported that damages are still being assessed but acknowledged that currently the facility is not adequate for the health and safety of residents and members of household. Licensee Morales reported the tornado damaged the roof, exterior walls and windows making them no longer water/weathertight. Licensee Lorraine Morales reported the facility's walls and ceilings have cracks and tears from the tree hitting the roof. Licensee Morales reported the back yard of the facility is full of debris from the two trees hitting the facility and the four additional trees falling on the property. The fallen trees and debris need to be removed and damages underneath assessed. At this time the true extent of the repairs is not known; however, a violation has been established as residents are not safe at this facility until all needed repairs have been made and the facility is once again habitable.</p>
CONCLUSION:	VIOLATION ESTABLISHED

On 08/28/2023 and on 10/19/2023, I conducted an exit conference with licensee Morales who reported that she understood the findings of the investigation and she would not be contesting the issuance of the provisional license due to the physical plant violations.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend modification of the license to provisional status due to the physical plant violations cited in the report.



10/19/2023

Julie Elkins
Licensing Consultant

Date

Approved By:



10/23/2023

Dawn N. Timm
Area Manager

Date