



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

January 19, 2024

Louis Andriotti, Jr.
Vista Springs Riverside Gardens LLC
2610 Horizon Dr. SE Ste 110
Grand Rapids, MI 49546

RE: License #: AH410397993
Vista Springs Riverside Gardens
2420 Coit Ave. NE
Grand Rapids, MI 49505

Dear Licensee:

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 home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective action plan, along with receipt of the annual renewal fee, a regular license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

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) 241-1970.

Sincerely,

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
350 Ottawa NW Unit 13, 7th Floor
Grand Rapids, MI 49503
(616) 260-7781
enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH410397993
Licensee Name:	Vista Springs Riverside Gardens LLC
Licensee Address:	Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546
Licensee Telephone #:	(616) 259-8659
Authorized Representative/ Administrator:	Louis Andriotti, Jr.
Name of Facility:	Vista Springs Riverside Gardens
Facility Address:	2420 Coit Ave. NE Grand Rapids, MI 49505
Facility Telephone #:	(616) 365-5564
Original Issuance Date:	07/22/2020
Capacity:	70
Program Type:	AGED

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 01/19/2024

Date of Bureau of Fire Services Inspection if applicable: 07/06/2023

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 01/19/2024

No. of staff interviewed and/or observed 9
No. of residents interviewed and/or observed 27
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. No resident funds held in trust
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
Bureau of fire safety (BFS) reviews fire drills - disaster plans reviewed with staff
- 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:
Special Investigation Report (SIR) 2023A1021047 rule 1921(1)(b) and 1933 (2)
CAP dated 5/5/23 and SIR 2024A1021014 rule 1922(5), 1932(2), and 1932(3)
CAP dated 12/18/23
- Number of excluded employees followed up? 2 N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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

R 325.1953	Menus.
	<p>(1) A home shall prepare and post the menu for regular and therapeutic or special diets for the current week. Changes shall be written on the planned menu to show the menu as actually served.</p> <p>(2) A home shall maintain a copy of all menus as actually served to residents for the preceding 3 months.</p>
ANALYSIS:	The interview with the facility's kitchen manager, along with my observations, revealed the current regular and therapeutic or special diet menus for the current week are not posted anywhere within the facility. The facility also has not maintained a copy of all menus as actually served to residents for the preceding three months.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1954	Meal and food records.
	The home shall maintain a record of the meal census, to include residents, personnel, and visitors, and a record of the kind and amount of food used for the preceding 3-month period.
ANALYSIS:	The interview with the facility's kitchen manager, along with my observations, revealed the facility has not maintained a record of the meal census, to include residents, personnel and visitors, and a record of the kind and amount of food used for the preceding three months.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1976	Kitchen and dietary.
	(5) The kitchen and dietary area, as well as all food being stored, prepared, served, or transported, shall be protected

	against potential contamination from dust, flies, insects, vermin, overhead sewer lines, and other sources.
ANALYSIS:	My inspection of the kitchen revealed several ceiling tiles above food preparation and cooking areas had visible and hanging dust particles. These areas were not protected from dust falling onto food items served to residents. It was evident the ceiling tiles were not cleaned or dusted regularly.
CONCLUSION:	VIOLATION ESTABLISHED

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.
ANALYSIS:	My inspection of the walk in and reach in refrigerator revealed several food items were not labeled or dated. There was also an open bag of breadsticks in the walk in refrigerator. The bag was open to the elements and potential contamination.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

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



01/19/2024

Licensing Consultant Date