



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

February 6, 2024

Mos, John and Pop, Simion  
5365 Weston Ct  
Commerce Township, MI 48382

RE: License #: AS630409905  
Investigation #: 2024A0605009  
Springwater

Dear John Mos and Simion Pop:

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 (248) 975-5053.

Sincerely,

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

Frodet Dawisha, Licensing Consultant  
Bureau of Community and Health Systems  
3026 W. Grand Blvd  
Cadillac Place, Ste 9-100  
Detroit, MI 48202  
(248) 303-6348

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS630409905
<b>Investigation #:</b>	2024A0605009
<b>Complaint Receipt Date:</b>	12/16/2023
<b>Investigation Initiation Date:</b>	12/18/2023
<b>Report Due Date:</b>	02/14/2024
<b>Licensee Name:</b>	Mos, John and Pop, Simion
<b>Licensee Address:</b>	5365 Weston Ct Commerce Township, MI 48382
<b>Licensee Telephone #:</b>	(888) 255-5426
<b>Administrator:</b>	Simon Pop
<b>Licensee Designee:</b>	John Mos
<b>Name of Facility:</b>	Springwater
<b>Facility Address:</b>	5873 Springwater Ln West Bloomfield, MI 48322
<b>Facility Telephone #:</b>	(888) 255-5426
<b>Original Issuance Date:</b>	11/29/2022
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	05/29/2023
<b>Expiration Date:</b>	05/28/2025
<b>Capacity:</b>	4
<b>Program Type:</b>	DEVELOPMENTALLY DISABLED MENTALLY ILL

**II. ALLEGATION(S)**

	<b>Violation Established?</b>
The home is unsanitary, blood observed on pillowcases and sheets. Old food in the refrigerator and dead bugs on the carpet.	Yes

**III. METHODOLOGY**

12/16/2023	Special Investigation Intake 2024A0605009
12/18/2023	APS Referral Adult Protective Services (APS) denied referral
12/18/2023	Special Investigation Initiated - Telephone Left message for concerned citizen
12/18/2023	Contact - Telephone call received Discussed allegations with concerned citizen
12/19/2023	Contact - Telephone call made Discussed allegations with Office of Recipient Rights (ORR) Katie Garcia
12/20/2023	Inspection Completed On-site Conducted unannounced on-site investigation
01/16/2024	Contact - Telephone call made Discussed allegations with Resident A's mother/guardian
01/30/2024	Contact - Telephone call made Followed up with HM and left message for licensee designee Simon Pop.
01/30/2024	Exit Conference Conducted exit conference with licensee designee John Mos with my findings

## **ALLEGATION:**

**The home is unsanitary, blood observed on pillowcases and sheets. Old food in the refrigerator and dead bugs on the carpet.**

## **INVESTIGATION:**

On 12/18/2023, intake #198876 was referred by Adult Protective Services (APS) regarding the home being observed to be unsanitary. I initiated the investigation by contacting the reporting person (RP) who stated they were in the home the beginning of December 2023 and the home was dirty. There were dead bugs on the floor, the carpet was dirty and there was blood on the pillows. There was spoiled food in the refrigerator. The RP stated they are unsure what the home looks like now since the home was empty after the RP left and now new people live there.

On 12/19/2023, I contacted Oakland County Office of Recipient Rights (ORR) worker Katie Garcia regarding the allegations. Ms. Garcia went out to the home and observed that the carpet was dirty, but Modernistic Carpet Cleaning company is coming out to the home on 12/20/2023 to clean the carpets throughout the home. She observed hard water stains in the toilet but there was no spoiled food and the carpet had been vacuumed. The residents did not move in until 12/15/2023, so many of the physical plant issues were addressed. She did not observe dirty blood-stained pillows or linens.

On 12/20/2023, I conducted an unannounced on-site investigation at this home. Present was the home manager Crystal Sterling and Resident A, Resident B, and Resident C. Resident D was being transported to an appointment by direct care staff (DCS) Ashely Matthews. The HM stated that the home was dirty prior to moving in and that there were dead bugs on the carpet, but the HM vacuumed everything. Also, the carpets appeared to be clean as Modernistic Carpet Cleaning company came out this morning and cleaned all the carpets. The home had been emptied for about two weeks before the residents moved in. All the electrical, plumbing, and water heater was repaired/replaced prior to moving in. Currently, they are still working on getting the hard water stains out of the toilets.

I interviewed Resident A regarding the allegations. Resident A stated that her mother is her guardian. They moved in last week and when they moved in, the carpet was dirty with dead bugs, but the HM vacuumed the carpet and then the carpets were cleaned by a cleaning company. Resident A stated that the toilets are stained but that the home manager was working on getting the toilets cleaned. Her mother brings her water to drink so she has no issues with the water nor the food. She does not know about any spoiled food and stated she gets fresh food to eat. The HM shops weekly for food. Resident A did report mold inside the shower that she is concerned about. She has no other issues.

I interviewed Resident B regarding the allegations. Resident B stated she likes living here and there are no concerns about the maintenance of the home. She gets enough food to eat, and she has never seen any spoiled food.

I was unable to interview Resident C as she was sleeping. Resident D was at an appointment, so she too was not interviewed.

On 12/20/2023, I conducted a physical plant inspection during this visit. I observed bedroom #1 trim near the carpet crumbling and there was mold that appeared to be some type of water damage. I also observed mold behind the toilet and in the shower in bathroom #1 and broken tiles in bathroom #2. I did not observe blood on any linens and all the linens on the beds were clean.

On 01/16/2024, I interviewed Resident A's mother/guardian via telephone regarding the allegations. The mother stated that she has no concerns about the home where Resident A is residing. Resident A is being cared for properly and the mother has a good rapport with the staff. The mother was present during the move, and she has been out there over three times since they have moved in. The staff are cleaning the home and making sure Resident A is being well cared for. She has no concerns about the food. If there were concerns, her daughter would report them to her.

On 01/30/2024, I followed up with the HM Crystal Sterling via telephone. The HM stated that the trim in bedroom one has been repaired and she and the staff are using a chemical to get the hard water stains out of the toilet. The licensee designees John Mos and Simon Pop are working on the other items regarding the mold behind the toilet, shower, and the cracked tiles.

On 01/30/2024, I conducted the exit conference via telephone with licensee designee John Mos. Mr. Mos stated that there was an issue with a staff member who did not want to clean after they began working at this home. He had to terminate that staff member. The mold around the toilet and the shower have been cleaned and the trim in bedroom #1 was replaced. He stated that Oakland County Community Housing Network (OCHN) conducted their audit which included the physical plant last week and they did not mention any of these issues. However, Mr. Mos agreed to submit a corrective action plan.

<b>APPLICABLE RULE</b>	
<b>R 400.14401</b>	<b>Environmental health.</b>
	<b>(5) An insect, rodent, or pest control program shall be maintained as necessary and shall be carried out in a manner that continually protects the health of residents.</b>

<b>ANALYSIS:</b>	Based on my on-site investigation on 12/20/2023, I did not observe any insects on the carpet or anywhere inside the home.
<b>CONCLUSION:</b>	VIOLATION NOT ESTABLISHED

<b>APPLICABLE RULE</b>	
<b>R 400.14402</b>	<b>Food service.</b>
	<b>(2) All food shall be protected from contamination while being stored, prepared, or served and during transportation to a facility.</b>
<b>ANALYSIS:</b>	Based on my on-site inspection on 12/20/2023, I did not observe any spoiled food inside the refrigerator or the freezer. I observed ample amount of fresh and nutritious food. In addition, Resident A and Resident B stated that they too have never observed any spoiled food and they always get enough food to eat.
<b>CONCLUSION:</b>	VIOLATION NOT ESTABLISHED

<b>APPLICABLE RULE</b>	
<b>R 400.14411</b>	<b>Linens.</b>
	<b>(1) A licensee shall provide clean bedding that is in good condition. The bedding shall include 2 sheets, a pillowcase, a minimum of 1 blanket, and a bedspread for each bed. Bed linens shall be changed and laundered at least once a week or more often if soiled.</b>
<b>ANALYSIS:</b>	During my on-site investigation on 12/20/2023, I did not observe any dirty linens including any blood the bedsheets. All the linens were clean during my visit.
<b>CONCLUSION:</b>	VIOLATION NOT ESTABLISHED

<b>APPLICABLE RULE</b>	
<b>R 400.14411</b>	<b>Linens.</b>
	<b>(2) A licensee shall provide at least 1 standard bed pillow that is comfortable, clean, and in good condition for each resident bed.</b>
<b>ANALYSIS:</b>	During my on-site investigation on 12/20/2023, all four residents had clean pillows with clean pillowcases. I did not observe any blood or dirty pillows/pillowcases during this visit.
<b>CONCLUSION:</b>	<b>VIOLATION NOT ESTABLISHED</b>

<b>APPLICABLE RULE</b>	
<b>R 400.14403</b>	<b>Maintenance of premises.</b>
	<b>(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.</b>
<b>ANALYSIS:</b>	During my on-site investigation on 12/20/2023, the trim in bedroom #1 was crumbling and full of mold. The tiles in bathroom #2 were broken.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

<b>APPLICABLE RULE</b>	
<b>R 400.14403</b>	<b>Maintenance of premises.</b>
	<b>(7) All water closet compartments, bathrooms, and kitchen floor surfaces shall be constructed and maintained so as to be reasonably impervious to water and to permit the floor to be easily kept in a clean condition.</b>
<b>ANALYSIS:</b>	During my on-site investigation on 12/20/2023, I observed mold behind the toilet in bathroom #1 and mold in the shower.
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>



**IV. RECOMMENDATION**

Contingent upon receiving an acceptable corrective action plan, I recommend no change to the status of the license.

*Frodet Dawisha*

02/05/2024

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Frodet Dawisha  
Licensing Consultant

Date

Approved By:

*Denise Y. Nunn*

02/06/2024

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Denise Y. Nunn  
Area Manager

Date