



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

October 6, 2025

Victor Holland
Sunshine House of Watervliet, LLC
4556 Countyline Road
Watervliet, MI 49098

RE: License #: AS110344109
Investigation #: 2025A1030051
Sunshine House Watervliet

Dear Mr. Holland:

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 (616) 356-0100.

Sincerely,

A handwritten signature in black ink that reads "Nile Khabeiry, LMSW". The signature is written in a cursive, flowing style.

Nile Khabeiry, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS110344109
Investigation #:	2025A1030051
Complaint Receipt Date:	09/30/2025
Investigation Initiation Date:	09/30/2025
Report Due Date:	10/30/2025
Licensee Name:	Sunshine House of Watervliet, LLC
Licensee Address:	4556 Countyline Road Watervliet, MI 49098
Licensee Telephone #:	(269) 944-7877
Administrator:	Victor Holland
Licensee Designee:	Victor Holland
Name of Facility:	Sunshine House Watervliet
Facility Address:	4556 N. County Line Road Watervliet, MI 49098
Facility Telephone #:	(269) 463-4430
Original Issuance Date:	04/03/2014
License Status:	REGULAR
Effective Date:	10/01/2024
Expiration Date:	09/30/2026
Capacity:	5
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
A kitchen drawer needs to be repaired.	Yes
The exterior of the facility needs to be repaired.	Yes
Interior floors and walls are in need of repair.	Yes
Additional Findings	No

III. METHODOLOGY

09/30/2025	Special Investigation Intake 2025A1030051
09/30/2025	APS Referral APS referral made
09/30/2025	Special Investigation Initiated - On Site Interview with Danyelle Dixon
09/30/2025	Contact - Telephone call made Interview with Referral source
09/30/2025	Inspection Completed On-site
09/30/2025	Exit Conference Exit conference on-site

ALLEGATION:

A kitchen drawer needs to be repaired

INVESTIGATION:

On 9/30/25, I interviewed the referral (RS) by phone. The RS reported she conducted a home visit and expressed concerns about the condition of the facility. The RS provided several pictures including a picture of a kitchen drawer that appeared to be off the track.

On 9/30/25, I interviewed home manager Danyelle Dixon at the facility. Ms. Dixon reported the facility currently has four residents but is licensed for six residents. Ms. Dixon acknowledged there are some repairs that need to be made and the licensee is working on making the repairs.

On 9/30/25, I conducted an on-site inspection and noted several areas of concern including a kitchen drawer that did not appear to be closed and after further inspection I noted the track was missing and needed to be repaired or replaced.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(2) Home furnishings and housekeeping standards shall present a comfortable, clean, and orderly appearance.
ANALYSIS:	It was alleged one of the kitchen drawers was in need of repair. Based on interviews and observations this violation will be established. During an on-site inspection I noted one of the kitchen drawers was not attached properly and was in need of repair.
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION:

The exterior of the facility needs to be repaired.

INVESTIGATION:

On 9/30/25, I conducted an on-site inspection and noted there was siding that was falling off the home, siding that was not fully attached around two windows, vines growing between the siding and the home and the gutters were full of debris. I also noted there were items near the driveway that needed to be discarded.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(4) A roof, exterior walls, doors, skylights, and windows shall be weathertight and watertight and shall be kept in sound condition and good repair.
ANALYSIS:	It was alleged the exterior of the facility needs to be repaired. Based on observations this violation will be established. During an on-site inspection I noted there were areas where the siding was falling off the facility and not properly attached around several windows. I also noted some of the gutters were full of debris and there were vines growing in between the siding and the facility.
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION:

Interior floors and walls are in need of repair.

INVESTIGATION:

On 9/30/25, I conducted an on-site inspection and noted the floor in the bathroom was sagging, the bathroom walls needed to be painted and repaired, there was missing floor trim in one of the bedrooms and between the dining room and living room.

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.
ANALYSIS:	It was alleged the interior floors and walls are in need of repair. Based on observations this violation will be established. During an on-site inspection I noted the floor in the resident bathroom was sagging and the walls needed to be repaired and painted. I also noted the trim needed to be replaced in the bathroom, a resident bathroom and between the dining room and living room.
CONCLUSION:	VIOLATION ESTABLISHED

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On 9/30/25, I shared the findings of my investigation with licensee Victor Holland at the facility. Mr. Holland acknowledged the findings and agreed to submit a corrective action plan.

IV. RECOMMENDATION

Based on the submission of an acceptable corrective action plan, I recommend no change to the current license status.

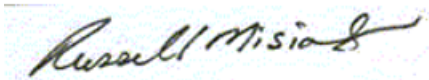


10/6/25

Nile Khabeiry
Licensing Consultant

Date

Approved By:



10/6/25

Russell B. Misiak
Area Manager

Date