



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

April 28, 2025

James Tuttle
Downriver Estates Senior Living
19697 Allen Road
Brownstown Township, MI 48183

RE: License #: AH820391900
Downriver Estates Senior Living
19697 Allen Road
Brownstown Township, MI 48183

Dear Licensee:

Attached is the 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.

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 877-458-2757.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Heim".

Jennifer Heim, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
Lansing, MI 48909
(313) 410-3226
enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820391900
Licensee Name:	EC Opco Downriver, LLC
Licensee Address:	Ste. 200 500 North Hurstbourne Pkw Louisville, KY 40222
Licensee Telephone #:	(502) 357-9000
Authorized Representative/ Administrator	James Tuttle
Name of Facility:	Downriver Estates Senior Living
Facility Address:	19697 Allen Road Brownstown Township, MI 48183
Facility Telephone #:	(734) 479-0437
Original Issuance Date:	06/28/2019
Capacity:	133
Program Type:	ALZHEIMERS AGED

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 04/01/2025

Date of Bureau of Fire Services Inspection if applicable: 01/24/2025

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 04/01/2025

No. of staff interviewed and/or observed 3
No. of residents interviewed and/or observed 15
No. of others interviewed 0 Role N/A

- 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. Facility does not maintain resident funds.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
Disaster plan reviewed and staff interviewed.
- 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: N/A
- Number of excluded employees followed up? 1 N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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

R 325.1976 Kitchen and dietary.

(12) Food service equipment and work surfaces shall be installed in such a manner as to facilitate cleaning and be maintained in a clean and sanitary condition, and in good repair.

Inspection of the facility revealed stove and oven soiled with built up food and debris.

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.

Inspection of the facility walk in refrigerator and freezer revealed multiple food items without open date in refrigerator.

R 325.1976 Kitchen and dietary.

(8) A reliable thermometer shall be provided for each refrigerator and freezer.

Inspection of the facility revealed Resident refrigerators and freezers do not have thermometers and are not being monitored.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan. Receipt of an acceptable corrective action plan is requested and due by 5/13/2025.



04/28/2025

Date

Licensing Consultant