GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 2, 2026

Sandra Obakpolor
Preciouscare Group Homes, Inc.
21175 Savannah Dr
Clinton Twp., MI 48036

RE: Application #: AS820419828
Preciouscare West
30457 West Road
New Boston, MI 48164

Dear Ms. Obakpolor:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

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 (313) 456-0380.

Sincerely,

Pandrea Robinson

Pandrea Robinson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place Ste 2-730
3044 W Grand Blvd, Annex
Detroit, MI 48202
(313) 319-9682

enclosure

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT

I. IDENTIFYING INFORMATION

License #:	AS820419828
Licensee Name:	Preciouscare Group Homes, Inc.
Licensee Address:	21175 Savannah Dr Clinton Twp., MI 48036
Licensee Telephone #:	(313) 465-9199
Administrator/Licensee Designee:	Sandra Obakpolor
Name of Facility:	Preciouscare West
Facility Address:	30457 West Road New Boston, MI 48164
Facility Telephone #:	(313) 465-9199
Application Date:	08/12/2025
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODOLOGY

08/12/2025	On-Line Enrollment
08/12/2025	On-Line Application Incomplete Letter Sent 1326/RI030 requested
08/15/2025	PSOR on Address Completed
08/15/2025	Contact - Document Sent forms sent
11/19/2025	Application Incomplete Letter Sent 2nd Request
12/02/2025	Contact - Document Received 1326/RI030 received
12/03/2025	Application Incomplete Letter Sent
07/16/2026	SC-Application Received - Original
07/18/2026	Application Complete/On-site Needed
08/05/2026	Inspection Completed On-site
08/05/2026	Inspection Completed-BCAL Sub. Compliance
08/17/2026	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Preciouscare West is located in the rural residential area of New Boston in the County of Wayne. The facility is west of Middlebelt Road and east of Huron River Drive. The closet major highway is I-275 which runs north and south and is just a few miles west of the home. I-94 is six miles north and I-75 is seven miles east of the home. While the immediate New Boston area is known for small independent diners, a few miles east along Telegraph and West Road, there are several large-scale restaurants. Southland Center is 8.2 miles away and is the closet large regional shopping mall.

The city of New Boston has a senior recreation center that is open Monday and Thursday from 9:30 a.m. to 4: 30 p.m. and Tuesday from 9:30 a.m. to 2:30 p.m. The center serves guests ages 50 and older and adults with disabilities who live in the township, with recreational activities and enrichment events as well as trips and outings that help promote friendship. They also provide transportation for those in need.

Preciouscare West is also within four miles of the Huron River Corridor which features massive interconnected regional preserves, which are the highly popular Willow Metropark, Oakwoods Metropark and Crosswoods Marsh. Crosswoods Marsh is one of the largest man-made marshes in the country and features over five miles of trails.

Henry Ford Health Center and Emergency Medicine is located 5.7 miles east of the home and Corewell Trenton Hospital is 8.6 miles away in the city of Trenton.

The facility is owned by Preciouscare Group Homes, Inc as confirmed by Wayne County property tax website.

Preciouscare West is a tan vinyl and red brick ranch style home. The front door is the primary means of egress, and the side door is the secondary means of egress. The facility has wheelchair ramps at the two approved means of egress from the first floor; therefore, the facility is wheelchair accessible and can accept residents who require the regular use of a wheelchair. The facility's doorways to the living, dining, bathroom, and resident bedrooms have a width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access these spaces.

The facility also has a lengthy driveway that allows ample space for parking for staff and visitors.

The facility consists of a dining room, full kitchen, den, living room, laundry room, four bedrooms, two full bathrooms and a staff office. The facility's electric washer and clothes dryer are located in the laundry room on the main floor. The clothes dryer is vented to the outside using permanent metal duct work.

The gas furnace and hot water heater are located on the facility's main floor in a room constructed of materials that provide a-hour-fire-resistance rating with a 1-3/4 inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive latching hardware

The facility is equipped with interconnected, hardwired smoke detection system, with battery backup, which was inspected by a licensed electrician on 05/20/26 and determined to be fully operational and in good condition.

Smoke detectors are located in all sleeping areas, living rooms, kitchen, dining rooms, and similar spaced along with all areas that contain flame or heat producing equipment. The furnace and hot water heater were inspected on 05/22/26 by licensed professionals and were determined to be in good condition and functioning properly. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on each occupied floor.

The facility utilizes public water and sewer.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'2" x 15'3"	170 sq. ft.	1
2	15'3" x 10'9"	164 sq. ft.	1
3	17'2" x 10'1"	173 sq. ft.	2
4	17'4" x 10'9"	186 sq. ft.	2

The living, dining, and den areas measure a total of 610 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement. Based on the above information, it is concluded that this facility can accommodate six (6) residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written. The licensee designee intends to provide 24-hour supervision, protection and personal care to six (6) male and female ambulatory and/non ambulatory adults whose diagnosis is physically handicapped, mentally ill and developmentally disabled in the least restrictive environment possible.

The licensee designee will assist residents with activities of daily living, education, and employment. The program will promote independence and social interaction by assisting residents with self-care, personal hygiene, personal adjustment skills and public safety skills.

The licensee designee's program will also provide individualized support adapted to each resident's cognitive and emotional needs, coordination with providers and outside agencies, structured daily routines that provide stability while encouraging skill building, behavioral support planning, and facilitation of community integration based on individual abilities and goals. If required, behavioral intervention and crisis intervention programs and personal behavior support plans will be developed and identified in the assessment plan for each resident's social, behavioral, and developmental needs and designed and implemented specific to each resident. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The licensee designee intends to accept residents from Detroit Wayne Integrated Health Network and private pay individuals as referral sources.

The licensee designee shall provide or arrange transportation services as agreed upon in the Resident Care Agreement but shall ensure immediate emergency transportation through use of a recognized available community service or vehicle that is owned by the licensee, administrator, or direct care staff on duty for private pay residents.
Specialized Certification: The applicant shall provide or arrange transportation for residents. The licensee designee will make provisions for a variety of leisure and recreational equipment. It is the intent of the licensee designee to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

C. Applicant and Administrator Qualifications

The applicant is Preciouscare Group Homes, Inc., which is a "Non Profit Corporation" was established in Michigan, on 03/05/2007. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The Board of Directors of Preciouscare Group Homes, Inc. have submitted documentation appointing Sandra Obakpolor as Licensee Designee and Administrator for this facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee and administrator. The licensee designee submitted a medical clearance with a statement from a physician documenting the licensee designee's good health, dated 02/23/26. The licensee designee and administrator submitted verification of a negative tuberculosis test which was read on 08/20/25.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. The licensee designee has several years of experience as an adult foster care

licensee designee, with direct care experience serving individuals who are physically handicapped and diagnosed with a mental illness and developmental disability. The licensee designee and administrator has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. The licensee designee also possesses management experience involving staff supervision, compliance with licensing requirements, and oversight of resident care and documentation.

The staffing pattern for the original license of this 6-bed facility is adequate and includes a minimum of 1 staff –to- 6 residents per shift. The licensee designee acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The licensee designee has indicated that direct care staff **will be** awake during sleeping hours. The licensee designee acknowledged that at no time will this facility rely on "roaming" staff or other staff that are on duty and working at another facility to be considered part of this facility's staff to resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The licensee designee acknowledges an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

The licensee designee acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

The licensee designee acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, the licensee designee has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The licensee designee acknowledges their responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the licensee designee acknowledges their responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

The licensee designee acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The licensee designee acknowledges their responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

The licensee designee acknowledges their responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

The licensee designee acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The licensee designee acknowledges recording each resident's funds and itemized transactions including payment for services. The licensee designee acknowledges this document will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the licensee designee.

The licensee designee acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The licensee designee indicated that it is their intent to achieve and maintain compliance with these requirements.

The licensee designee acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The licensee designee has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The licensee designee acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult small group home (capacity 6).



08/28/26

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Pandrea Robinson — Date
Licensing Consultant

Approved By:



09/02/26

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Ardra Hunter — Date
Area Manager