GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

October 15, 2026

Margarito Martinez Jr.
5565 E. Peck Rd.
Croswell, MI 48422

RE: License #: AL760287996
Investigation #: 2026A0623052
Martinez Manor

Dear Margarito Martinez Jr.:

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 (517) 643-7960.

Sincerely,



Cynthia Badour, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa St.
P.O. Box 30664
Lansing, MI 48909
(517) 648-8877

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL760287996
Investigation #:	2026A0623052
Complaint Receipt Date:	08/25/2026
Investigation Initiation Date:	08/26/2026
Report Due Date:	10/24/2026
Licensee Name:	Margarito Martinez Jr.
Licensee Address:	5565 E. Peck Rd. Croswell, MI 48422
Licensee Telephone #:	(810) 679-0226
Administrator:	Margarito Martinez Jr.
Licensee Designee:	N/A
Name of Facility:	Martinez Manor
Facility Address:	5565 E. Peck Rd Croswell, MI 48422
Facility Telephone #:	(810) 679-0226
Original Issuance Date:	04/30/2008
License Status:	REGULAR
Effective Date:	12/03/2024
Expiration Date:	12/02/2026
Capacity:	15
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. ALLEGATION(S)

	Violation Established?
The facility is dirty and has a foul odor. The toilet next to Resident A's bedroom appears to be in poor condition. Several occupied bedrooms have no curtains or blinds. Parts of the facility have dirty carpet or bare cement floors in hallways and bedrooms.	Yes
The food is not varied or nutritious.	No
Additional Findings	Yes

III. METHODOLOGY

08/25/2026	Special Investigation Intake 2026A0623052
08/26/2026	Special Investigation Initiated - Telephone I contacted Complainant.
08/27/2026	Inspection Completed On-site Observation and interviews.
09/09/2026	Contact - Telephone call made I contacted Licensee Margarito Martinez Jr.
09/17/2026	Contact - Face to Face I conducted an unannounced Face to Face to complete observation and interviews.
09/21/2026	Contact - Telephone call made I contacted Guardian B/C/I.
09/21/2026	Contact - Telephone call made I contacted case manager Gina Tuttle.
09/23/2026	APS Referral I completed an APS referral.
09/29/2026	Contact - Telephone call made I contacted APS worker Dawn Faust.
10/01/2026	Contact - Telephone call made I contacted Guardian A/H.
10/09/2026	Contact - Telephone call made I contacted Resident H.

10/09/2026	Inspection Completed-BCAL Sub. Compliance
10/09/2026	Exit Conference I conducted an exit conference with Licensee Margarito Martinez Jr.
10/12/2026	Contact - Telephone call made I contacted APS worker Dawn Faust.

ALLEGATION:

- **The facility is dirty and has a foul odor. The toilet next to Resident A's bedroom appears to be in poor condition. Several occupied bedrooms do not have curtains or blinds. Parts of the facility have dirty carpet or bare cement floors in hallways and bedrooms**
- **The food in the facility is not varied or nutritious.**

INVESTIGATION:

On 08/26/2026, I contacted the Complainant. The complainant stated that Resident A was placed in the facility on 8/20/2026 and they went to visit her on 8/21/2026. Complainant stated that they observed cement floors throughout the hallway and Resident A's bedroom. Complainant stated that the whole facility appeared dirty and had a foul smell. Complainant stated they observed no curtains or blinds on the windows in Resident A's bedroom, the adjoining bathroom's toilet appeared dirty and in poor condition. Complainant stated that Resident A told them she had very little to eat like cereal and a McDonalds burger and French fries. Complainant stated that Resident A has a history of eating disorder and is very selective about what they eat. Complainant stated that they will insist the guardian move Resident A to a more appropriate facility.

On 08/27/2026, I conducted an unannounced onsite inspection with observation and interviews. I interviewed Licensee Margarito Martinez Jr., Resident A, Resident B, Resident C and Resident D.

On 08/27/2026, I interviewed Licensee Margarito Martinez Jr. Licensee Martinez stated that he did take up the carpeting in the bedrooms and hallways and plans to put down new flooring. I observed cement floors in hallways and bedrooms. Licensee Martinez stated that the toilet next to Resident A's bedroom was not dirty but was older and the inside of the toilet bowl was discolored due to years of hard water. I observed the toilet bowl interior appeared to be in poor condition. I observed there was no window covering in Resident A's bedroom. Licensee Martinez stated that he knows there should be blinds or curtains on the window, however he has not replaced them yet but plans to. I observed the large carpeting in the living room area appearing stained and dirty.

Licensee Martinez stated that he plans to try to clean or replace it as it is worn thin in places. Licensee Martinez stated that the facility needs to be cleaner, however it usually does not have a foul smell. Licensee Martinez stated that he does provide meals and snacks throughout the day as required. Licensee Martinez stated that breakfast is usually various cold breakfast cereals, or oatmeal or cream of wheat, toast, juice, coffee, lunch is usually a sandwich with salami, roast beef, cheese, peanut butter and jelly with soup, crackers, chips, cookies, Jello, pudding, fruit and dinner is meatloaf, chicken stir-fry, pork loin, spaghetti, lasagna, Spanish rice and vegetables like peas, corn, potatoes and fruit. Licensee Margarito stated that Resident A is a picky eater, however he was able to offer her alternatives, but she wasn't happy about it. Licensee Margarito stated that he did buy McDonald's hamburgers and fries and split them between residents because he was running late after working on part of the facility. Licensee Margarito stated that there was other food available to eat, however most just asked for the McDonald's.

On 08/27/2026, I interviewed Resident A. Resident A expressed her disappointment with the facility. Resident A stated that there are no curtains or blinds on her windows and the toilet doesn't look clean. I observed no curtains or blinds on the window and the toilet appeared to be in poor condition. Resident A stated that there is only a cement floor in the bedroom and hallway. Resident A stated that the facility is dirty and smells. I observed that the carpet areas needed to be cleaned. I did not smell any foul odor in any part of the facility. Resident A stated that she is unhappy here and wants to move out. Resident A stated that she has a new guardian and has told her she wants to move. Resident A stated that she doesn't remember what she ate but she does eat and if she doesn't like something, she asks for something else.

On 08/27/2026, I interviewed Resident B. Resident B stated that he likes the home and has lived here for 2-3 years. Resident B stated he has everything he needs and knows that Margarito Martinez is having new flooring put down. Resident B stated that he wants to stay at the home. Resident B stated that he is his own guardian. Resident B stated he eats sandwiches because they are his favorite.

On 08/27/2026, I interviewed Resident C. Resident C stated that she thinks the world of Margarito Martinez and likes the facility. Resident C stated that her room is getting new floors and paint. Resident C stated that she wants to stay at the home. Resident C stated that she has a guardian. Resident C stated that she gets to eat a lot of different foods from cereal to sandwiches to spaghetti and yogurt and fruit.

On 08/27/2026, I interviewed Resident D. Resident D stated that she loves Margarito Martinez and he is good to her and all the residents. Resident D denied the home is dirty and smells bad. Resident D stated that Margarito Martinez is putting new flooring down and painting her room. Resident D stated that she wants to stay at the home. Resident D stated that she gets plenty to eat and isn't fussy because there is lots to choose from.

On 08/27/2026, I interviewed Resident I. Resident I stated that Margarito Martinez is a good person and takes care of everyone at the home. Resident I stated that he has what he needs and knows that Margarito Martinez is getting new flooring. Resident I expressed his desire to stay at the home. Resident I stated that he gets plenty to eat and more, all he has to do is ask. Resident I stated that they have a guardian.

On 09/09/2026, I contacted Licensee Margarito Martinez Jr. Licensee Martinez stated that Resident A moved out of the facility as of today by her guardian. Licensee Martinez stated that he explained that he was feeling overwhelmed and depressed for a time, however, he is making progress on cleaning and updating the flooring and addressing other issues.

On 09/17/2026, I conducted an unannounced face to face to complete observation and interviews. I observed Licensee Margarito Martinez Jr. in the facility. I observed throughout the facility that it appeared cleaner than the previous visit. I interviewed Residents E, F, and G.

On 09/17/2026, I interviewed Resident E. Resident E stated that she likes Margarito Martinez and her room is getting new flooring and paint. Resident E stated that she wants to stay in the home. Resident E stated that she had cereal with milk and toast and sandwiches and dinners like spaghetti and stir fry. Resident E stated that there is a variety of Resident E is her own guardian.

On 09/27/2026, I interviewed Resident F. Resident F stated that he likes the home well enough and does not want to move anywhere else. Resident F stated that the floor in his room is good, he just needs one more blind in the other window in his room. Resident F stated that Margarito Martinez is a good guy and he gets plenty to eat. Resident F is his own guardian. I observed the bedroom had 2 windows, but only 1 window had a blind.

On 09/27/2026, I interviewed Resident G. Resident G stated that he likes the home and likes Margarito Martinez. Resident G stated that there is nothing he wants changed. Resident G shares a room with Resident F. Resident G stated that he has enough to eat every day. Resident G is his own guardian.

On 09/21/2026, I contacted Resident B/C/I's guardian, Guardian B/C/I. Guardian B/C/I stated that Resident B was moved on 09/01/2026 to a new facility due to having higher medical needs, they had recently become his guardian. Guardian B/C/I stated that Residents C and I like Margarito Martinez and like the home. No current concerns about food. Concern is about keeping floors and other furnishings updated. Believes Margarito Martinez has a good heart and cares for the residents in the home.

On 09/23/2026, I completed an APS referral. I shared information with APS.
On 09/29/2026, I contacted case manager (CM) Gina Tuttle. CM Tuttle stated that Resident B moved out of the home due to needing a higher level of care from his increasing medical needs, so he moved into a facility that was able to meet that need.

CM Tuttle stated that the condition of the facility has varied on and off through the years. However recently Licensee Margarito Martinez appears to have let some of the home upkeep go. CM Tuttle stated that she is not aware of any current issues involving food.

On 09/29/2026, I contacted APS worker Dawn Faust. APS Faust stated that she has no concerns regarding food in the facility as it appears varied and the residents do not report any issues. APS Faust stated that the facility appears clean and in the process of updating, including new flooring and painting. APS Faust will keep their case open to monitor to ensure Licensee Martinez follows through with updating the facility rooms and flooring.

On 10/01/2026, I contacted Resident A/H's guardian, Guardian A/H. Guardian A/H stated that Resident A was moved out of the facility on 09/09/2026 to a new facility due to her request and needs. Guardian A/H stated that Resident H likes the home and is higher functioning. Guardian A/H has been out to the home and has seen that Margarito Martinez has been cleaning and repairing the home. Guardian A/H stated that Resident A was dissatisfied with the food at the facility, however Resident H has reported no concerns.

On 10/09/2026, I contacted Resident H. Resident H stated that she attends PACE (day program) 1-2x a week and they pick her up at the home. Resident H enjoys Margarito Martinez, he is very caring and the home feels like a home. Resident H stated she is looking forward to getting new flooring in her room, paint and curtains in her room. Resident AH denied the home was dirty or smelled. Resident H stated there is plenty of food available to eat in the home. For breakfast she had a bowl of Honey Nut Cheerios with milk, toast with peanut butter and coffee. For lunch it is usually a sandwich, chips, pretzels, dessert/fruit. Dinner is usually cooked by Margarito Martinez, stir fry last night, spaghetti, Salsbury steak with vegetables, fruit (pears, peaches, pineapple), bread etc. Snacks are always available, including yogurt and fruit, always enough to eat for everyone.

On 10/12/2026, I contacted APS worker Dawn Faust. APS Faust stated that she will not substantiate her case as the concerns do not rise to the level of substantiation.

10/09/2026, I conducted an exit conference with Licensee Margarito Martinez Jr. I explained my investigation and findings. Licensee Martinez stated that he understood and will complete a corrective action plan. Licensee Martinez provided documentation to show he has begun to address the violations noted during this investigation.

APPLICABLE RULE	
R 400.647	**Safety and maintenance of premises.**
	(1) A facility must be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.

ANALYSIS:	Allegations stated that the facility is dirty and has a foul odor. The toilet next to Resident A's bedroom is in poor condition. Some occupied bedrooms do not have window curtains or blinds. Parts of the facility have dirty carpet or bare cement floors in hallways and bedrooms. The investigation substantiated that several conditions in the facility did not meet health, safety, and maintenance standards. Observed issues included dirty areas throughout the home, stained carpeting, bare cement floors in hallways and resident bedrooms, the toilet next to Resident A's room being in poor condition, and multiple resident bedrooms lacking curtains or blinds. These conditions were confirmed through onsite observations and photographs. I conclude there is sufficient evidence to substantiate a rule violation.
CONCLUSION:	**VIOLATION ESTABLISHED**

APPLICABLE RULE	
R 400.663	**Nutrition; adoption by reference.**
	(1) A licensee shall provide daily a minimum of 3 nutritious meals to residents.
The ANALYSIS:	The allegations stated that the food in the facility is not varied or nutritious. During onsite inspection sufficient supply of fresh, frozen, canned, and boxed foods were observed. Interviews with residents, guardians, case managers, and APS all indicated that meals were varied, nutritious, and made available daily. I conclude there is insufficient evidence to substantiate a rule violation.
CONCLUSION:	**VIOLATION NOT ESTABLISHED**

ADDITIONAL FINDINGS: The facility does not have a current menu.

INVESTIGATION:

On 08/27/2026, I conducted an unannounced onsite inspection with observation and interviews. I interviewed Licensee Margarito Martinez Jr. During the interview Licensee Martinez stated he did not have a current menu and is aware that he must have a menu available for residents.

10/09/2026, I conducted an exit conference with Licensee Margarito Martinez Jr. I explained my investigation and findings. Licensee Martinez stated that he understood and will complete a corrective action plan. Licensee Martinez provided documentation to show he has begun to address the violations noted during this investigation.

APPLICABLE RULE	
R 400.663	**Nutrition; adoption by reference.**
	(7) A licensee shall keep records of menus, including special diets, for 90 days.
ANALYSIS:	The allegations stated that the food in the facility is not varied or nutritious. Food quality and variety were found compliant; the facility did not have a current posted menu. Licensee Margarito Martinez Jr. acknowledged that he did not have a current menu. I conclude there is sufficient evidence to substantiate a rule violation.
CONCLUSION:	**VIOLATION ESTABLISHED**

IV. RECOMMENDATION

Upon receipt of an acceptable corrective action plan, I recommend no change in the status of the license.



10/15/2026

Cynthia Badour Date
Licensing Consultant

Approved By:



10/15/2026

Mary E. Holton Date
Area Manager