



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF HUMAN SERVICES
OFFICE OF CHILDREN AND ADULT LICENSING

MARIANNE UDOW
DIRECTOR

March 17, 2005

Karen Harris
Integrated Living, Inc.
Suite # 2
18557 Canal Rd.
Clinton Twp., MI 48038

RE: Application #: AS500270751
Kingsberry AFC Home
28175 Kingsberry Dr.
Chesterfield, MI 48047

Dear Mrs. Harris:

Attached is the Original Licensing Study Report for the above referenced facility. Due to the severity of the violations, 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.

Upon receipt of an acceptable corrective action plan, a temporary license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

Please review the enclosed documentation for accuracy and feel free to 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 (586) 412-6802.

Sincerely,

Maureen J. Fisher, Licensing Consultant
Office of Children and Adult Licensing
Suite 301
16000 Hall Road
Clinton Township, MI 48038
(586) 412-6832

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
OFFICE OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AS500270751

Applicant Name: Integrated Living, Inc.

Applicant Address: Suite # 2
18557 Canal Rd.
Clinton Twp., MI 48038

Applicant Telephone #: (586) 416-5300

Administrator/Licensee Designee: Karen Harris, Designee

Name of Facility: Kingsberry AFC Home

Facility Address: 28175 Kingsberry Dr.
Chesterfield, MI 48047

Facility Telephone #: (586) 949-2817
09/30/2004

Application Date:

Capacity: 6

Program Type: DEVELOPMENTALLY DISABLED

II. METHODOLOGY

09/30/2004	Fee Received Original
09/30/2004	Enrollment
10/01/2004	Application Received Original
10/07/2004	Contact - Document Received Licensing file received from Central Office on 10/7/2004.
10/11/2004	Application Incomplete Letter Sent
03/05/2005	Application Complete/On-site Needed
03/16/2005	Inspection Completed On-site
03/16/2005	Inspection Completed-BFS Sub. Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is located in the Township of Chesterfield within a residential neighborhood that is located in close proximity to community resources such as medical providers, shopping resources, recreational facilities, and transportation. The structure is a brick and wood-trimmed ranch-style home built on a concrete slab situated on a lot measuring 125' x 201". The backyard is fenced on three sides.

The facility features a living room, dining room, kitchen, laundry room, three bedrooms, and 1 ½ baths as well as a room designated as a staff office. A utility room accessed from the outside of the home houses the gas, forced-air furnace and water heater.

The dimensions of the rooms are as follow:

Bedrooms

South, middle	165 square feet	can accommodate up to 2 residents
Southeast	166 square feet	can accommodate up to 2 residents
Northeast	165 square feet	can accommodate up to 2 residents

Community space:

Living Room	287 square feet
Dining Room	241 square feet

The square footage of community space is adequate for six residents.

The facility is serviced by public water and sewer systems. This consultant conducted a fire safety inspection on 3/16/2005 and found the facility in full compliance with all applicable fire safety rules and regulations. The facility has an electrically powered, interconnected, hard-wire smoke detection system with battery back up. The facility also has a sprinkler system. Both systems have been regularly maintained and inspected by a qualified contractor as documented in facility records. The plumbing, electrical, and heating systems were all in good working condition on 3/17/2005 although a heating inspector has recommended replacement of the 26 year old furnace.

The home is leased to the Department of Community Mental Health who has contracted with Integrated Living, Inc. to provide services to residents. This facility was previously licensed to another provider who serviced the same residents for the Department of Community Mental Health. The Licensee Designee is Karen M. Harris and the Administrator is Cheryl Holloway. Integrated Living, Inc., is an experienced provider that currently administers three other facilities located within Macomb County servicing either developmentally disabled or physically handicapped adults. Ms. Harris and Ms. Holloway have provided documentation certifying their good health and that they are free of communicable tuberculosis. Licensing record clearances have been completed as to both individuals.

Zoning approval is not required for this facility as it meets the requirements of the Federal Fair Housing Amendments.

B. Program Description

All application materials were reviewed either onsite or in the office. Upon review, this consultant has determined the applicant was in full compliance with all applicable rules and regulations. The facility offers a program for developmentally disabled female adults. The current residents have lived at this facility under contract with the Department of Community Mental Health.

The Licensee Designee and Administrator are knowledgeable as to the requirements for record keeping of resident, staff, and facility records. The requirements for criminal history record checks detailed in Rule 400.734a, which became effective 8/1/2004, were reviewed with the Licensee Designee who expressed her intent to comply with this and all other rule and record keeping requirements.

C. Rule/Statutory Violations

R 400.14401 Environmental health.

(7) Each habitable room shall have direct outside ventilation by means of windows, louvers, air-conditioning, or mechanical ventilation. During fly season, from April to November, each door, openable window, or other opening to the outside that is used for ventilation purposes shall be supplied with a standard screen of not less than 16 mesh.

This consultant observed that there was no window screen on the living room window; this was the only screen missing from the home. The home manager reported that she had only recently noticed that the screen was missing. This consultant advised the home manager that a screen must be in place by April 1 as required by rule.

VIOLATION NOT ESTABLISHED

R 400.14403 Maintenance of premises.

(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.

This consultant observed the following:

1. vertical cracks in the rear walls of the dining room where the walls meet in corners;
2. horizontal cracks in the kitchen where the soffit adjoins the ceiling above the kitchen counter on the east end of the room;
3. horizontal and vertical cracks in the soffit that runs between the living room and hallway leading to the bedrooms;
4. daylight could be seen at the top of the exit door in the laundry room;
5. cracked mortar, shifting bricks, and bowing in the wood trim on the east and west sides and rear of the exterior of the home;
6. numerous nail pops throughout all rooms of the home;
7. the furnace inspection report dated 1/18/2005, prepared by a technician with Michigan Climate Control, Inc., recommends replacement of the furnace due to the unit's age (26 years) and the appearance of cracks forming in the heat exchanger. The technician's report does note that he conducted a test for carbon monoxide on that date and did not detect carbon monoxide in the facility.

The home manager reported that the problems identified in numbers 1-7 above are newly developed defects in the home. She reported that the facility had had extensive structural repairs completed a few years ago due to similar problems developing. She further indicated that an immediate neighbor had recently approached her to discuss similar structural problems recently occurring in his home and the recommendations made to him by a structural engineer. Per the home manager, the engineer attributed the problem to large willow trees located in the backyards of the homes.

VIOLATION ESTABLISHED

R 400.14403 Maintenance of premises.

(12) Sidewalks, fire escape routes, and entrances shall be kept reasonably free of hazards, such as ice, snow, and debris.

This consultant observed that the back yard of the facility was covered with debris from the large willow trees located in the yard.

VIOLATION ESTABLISHED

R 400.14403 Maintenance of premises.

(2) Home furnishings and housekeeping standards shall present a comfortable, clean, and orderly appearance.

This consultant observed that:

1. the vinyl seats of 4 of the dining/kitchen chairs were split and worn; and,
2. the doors of two cabinets located within the kitchen would not stay closed and that the hinges appeared loose.

VIOLATION ESTABLISHED

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.

This consultant observed that:

1. the door to the shed located in the backyard is detached from the structure and propped into place;
2. the paint was blistering or had peeled on the metal exterior doors located on the east and west sides of the facility; and,
3. the paint finish on the front door of the home was cracked.

VIOLATION ESTABLISHED

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.

