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GOVERNOR

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

MARIANNE UDOW
DIRECTOR

July 12, 2005

Julie Ryan
Wood Care V, Inc.
910 S. Washington
Royal Oak, MI 48067

RE: Application #: AL470275348
The Leighton House Inn
1014 E. Grand River
Brighton, MI 48116

Dear Ms. Ryan:

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 20 is issued.

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 (517) 780-7159.

Sincerely,

Chuck Wisman, Licensing Consultant
Office of Children and Adult Licensing
301 E. Louis Glick Hwy
Jackson, MI 49201
(517) 780-7548

enclosure

cc: Livingston Co. D.H.S., Adult Services

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

I. IDENTIFYING INFORMATION

License #:	AL470275348
Applicant Name:	Wood Care V, Inc.
Applicant Address:	910 S. Washington Royal Oak, MI 48067
Applicant Telephone #:	(248) 543-7300
Administrator/Licensee Designee:	Juli Ryan, Designee & Administrator
Name of Facility:	The Leighton House Inn
Facility Address:	1014 E. Grand River Brighton, MI 48116
Facility Telephone #:	(810) 220-5222 04/25/2005
Application Date:	
Capacity:	20
Program Type:	AGED

II. METHODOLOGY

04/25/2005	Enrollment
04/27/2005	Inspection Report Requested - Fire
04/27/2005	Inspection Report Requested - Health
05/02/2005	Application Incomplete Letter Sent
05/06/2005	Contact - Telephone call received Contacted by Mary Kralapp, Director of Operations for facility
05/06/2005	Contact - Document Sent Medical clearance forms sent for administrator & licensee designee
06/07/2005	Inspection Completed-Fire Safety: A Received by licensing on 6/23/05
06/23/2005	Contact - Face to Face In-office meeting with licensee representative and submission of required documentation
06/29/2005	Inspection Completed On-site Completed physical plant inspection, interviewed administrator and staff, and reviewed documentation
06/29/2005	Inspection Completed-Environmental Health: B Temporary approval until next inspection
06/29/2005	Contact - Document Received
07/11/2005	Contact - Document Sent Copy of the Environmental Health Inspection Report sent to administrator
07/11/2005	Contact - Document Received
07/12/2005	Contact – Document Received Written verification of correction of environmental citations determined in 6/29/05 inspection. Request for change in designation of licensee designee

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

1. Environmental:

The facility is part of a one story “twin-twenty” adult foster care and licensed nursing home complex. Two large group home facilities are joined by a common living area containing benches, beautician shop, movie theater, etc. (The other licensed adult foster care facility is The Constable House Inn – AL470275345.) The adjoining nursing care home is separated from the adult foster care facilities by a commercial kitchen serving the entire complex.

There are a number of entrances and exits for this facility. There is a main entrance from the exterior into The Constable House Inn for residents and visitors. This doorway/entrance is alarmed. For persons exiting through this entrance, the doors remain locked with an approximate 15 second delay until opening, or an employee can “swipe” the alarm system with a key card. All other exits are alarmed, except those exits to the adjoining fenced courtyard.

The main/primary entrance opens to a lobby with a front desk (nurse’s station). Off this lobby/area is a doorway to the medication storage room which is locked at all times and two corridors to resident bedrooms.

The other primary entrance into this facility is through the facility administrative offices and lobby. This entrance is located between the licensed nursing home aspect of the complex and the two licensed adult foster care facilities. This section of the complex leads to a corridor which proceeds to the nursing home facility and a very large common area between the two licensed adult foster care facilities. This common area contains the complex’s beautician shop, a small movie theater, and a gift and ice cream shop. The façade for this large common area is architecturally designed to represent the main street of a turn of the century small town and is referred by the licensee as “Main Street” or “Penny Lane.”

Off the above described common area is a set of fire doors into The Leighton House Inn via a large corridor. This corridor leads to the dining area which can accommodate all of the residents of the facility at the same time. There is also an adjoining private dining area which can accommodate a resident’s family or a private birthday party. These two areas measure approximately 448 square feet.

Off the dining area is a “satellite” kitchen or “serving” kitchen where prepared food is brought from the commercial kitchen. The commercial kitchen is located centrally within the complex. The serving kitchen contains commercial style refrigerators and a large warming table from which meals are delivered to the facility dining area.

Off the dining area is an entrance to a large exterior courtyard with a gazebo, walkways, gardens, and sitting area. This courtyard is fenced with no access to the street. A number of the bedrooms have direct access to the courtyard from the bedroom.

The facility also contains various sitting areas off the bedroom corridors. One such area located near the dining area measures 12' X 12' which represents an additional 144 square feet of additional living area. Handrails are installed on all corridor walls.

This facility contains 16 bedrooms which can accommodate a maximum capacity of 20 residents. Almost all the bedrooms have differing floor plans. The smallest bedroom in floor dimension measures approximately 13' X 11' which equals 143 square feet. Larger bedrooms also contain small living areas. The architect for the facility supplied individual bedroom floor plans including dimensions. They are retained in the licensing corporation file. Bedrooms contain all administrative rule required furnishings. Residents may substitute their own personal furniture for that supplied by the licensee. The bedrooms also contain a kitchenette area with cabinets which include a microwave, sink, and small refrigerator. A copy of each bedroom floor plan with dimensions composed by the licensee's architect is contained in the corporation licensing file.

Each bedroom contains a full bathroom which has been described as a "full access bathroom." These bathrooms each contain a shower which is simply installed on the tiled bathroom wall and floor. There exists no demarcation between the shower and the rest of the bathroom. The floor is sloped so that all water runs into a floor drain. A bathtub is located in a bathroom/"spa" off the main facility corridor. This bathtub is available to all residents who wish to take a bath instead of a shower.

Each bedroom has its own climate control device, and each room within the resident bedrooms (bathroom, living area, etc.) contains individual emergency call devices.

2. Sanitation:

The facility is served by public water and sewer system.

Garbage service is provided weekly by Waste Management of Livingston County.

On June 29, 2005, the Livingston County Health Department completed a full environmental inspection of the facility. On June 29, 2005, the Livingston County Health Department completed a full environmental inspection of the facility. This environmental inspection report recommended that "because of the above list deficiencies, temporary approval is recommended until the next annual inspection or report." Accompanying the report was a short list of deficiencies. A copy of the report and a request for a corrective action plan from the applicant was mailed on July 11, 2005. On July 12, 2005, a letter was received from the applicant verifying correction of the environmental deficiencies.

Although the complex of facilities contains a commercial laundry, an additional laundry room containing two sets of a residential type washer and dryer is located off the bedroom corridor. This laundry room is also available for residents who wish to do their own personal laundry.

The entire facility is air-conditioned.

3. Fire Safety:

A fire safety certification full approval was granted by the Office of Fire Safety on June 7, 2005. A copy is contained in the licensing record.

The facility is heated by natural gas-fired forced air furnaces located on the roofs of the facility.

The entire facility and complex is protected by an interconnected smoke alarm/detection system and a fire suppression sprinkler system. When the smoke alarm/detection system is triggered anywhere in the complex, the entire fire alarm system sounds throughout the complex.

A copy of the floor plan for the facility is contained in the licensing record which includes the evacuation plan. Individual bedroom floor plans with dimensions are also contained in the license record (corporation binder).

4. Zoning:

A conditional site plan approval was provided by the City of Brighton to Caretel Inns of Brighton (#013-97A) on October 20, 2003. The licensing record contains a copy of the letter from the City of Brighton approving the site plan.

B. Program Description

1. Administrative structure & capability:

The licensee for this facility is Wood Care V. Wood Care V is related to Caretel Inns as a subsidiary corporate entity. This is a "for profit" corporation. According to the incorporation papers filed with the State of Michigan, "Wood Care V, Inc." was incorporated on January 27, 1988. According to the Articles of Incorporation filed the same date:

"The purpose of the Corporation shall be to obtain a Certificate of Need from the Michigan Department of Health and thereafter to construct, finance and operate a nursing home facility in Livingston County, Michigan. The Corporation shall also be empowered to acquire land, obtain financing, construct, manage and operate a nursing home, 'home for the aged' and a congregate care center and to do all things permitted by law to accomplish the foregoing purposes."

The organizational map delineation for the *Director of Health Services* is the administrator for the corporation. The *Director of Assisted Living* on the organizational chart is a nurse in charge of daily staffing, supervision, employee training, and medication administration.

2. Qualifications and competencies:

The designee and administrator for the facility is Julie Ryan. She is a registered nurse and according to her resume, she has had “10 years of comprehensive nursing experience in long term care.” Her nursing license expires on March 31, 2007. She is identified on the organizational chart as the “Director of Health Services.”

The “Director of Assisted Living” listed on the organizational chart is also a nurse. She reports extensive experience in working in licensed adult foster care homes and reports that she is well versed in understanding the licensing rules. She reports to the administrator.

3. Program Information:

A three-ring binder titled *Assisted Living Policies and Procedures* contains the licensee’s personnel policy and other licensing records. Another document submitted by the licensee titled *Admissions Agreement/Move In Agreement* contains the following:

- Facility admission policies
- Discharge policies
- Refund policy
- House Rules
- Resident Care Agreement as established by the licensee

The licensee will not be using the Department issued *Resident Care Agreement*. The licensee established their own Resident Care Agreement which has now been approved for use by this consultant. This Resident Care Agreement is incorporated into the “Move-In Agreement.”

Medications are stored in a locked nurse’s room located off the main lobby area. The medications are packaged in “uni-dose” packs by the issuing pharmacy and remain in a locked drawer system. The entire drawer system is subsequently transported to the issuing pharmacy which refills this drawer system.

The “Director of Operations” for the facility reported that no bedrails will be used in this facility. This organization views bedrails as a “restrictive device.”

According to the Program Statement for the facility, the licensee is:

“committed to meeting the needs of elderly adults who are guests with the caring and loving atmosphere provided at our facility. The individuals who live in our

