



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 14, 2021

Andrew Akunne
Homestead Residences, Inc.
Suite A
3879 Packard
Ann Arbor, MI 48108

RE: License #: AS630016029
Homestead Res Of Beverly Hills
16252 Elizabeth
Beverly Hills, MI 48025

Dear Mr. Akunne:


Attached is the Renewal 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 licensee or licensee designee or home for the aged authorized representative and a date.

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

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Frodet Dawisha".

Frodet Dawisha, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place Ste. 9-100
Detroit, MI 48202
(248) 303-6348

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

I. IDENTIFYING INFORMATION

License #:	AS630016029
Licensee Name:	Homestead Residences, Inc.
Licensee Address:	Suite A 3879 Packard Ann Arbor, MI 48108
Licensee Telephone #:	(734) 973-7764
Administrator/Licensee Designee:	Andrew Akunne
Name of Facility:	Homestead Res Of Beverly Hills
Facility Address:	16252 Elizabeth Beverly Hills, MI 48025
Facility Telephone #:	(248) 839-5486
Original Issuance Date:	11/18/1994
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED ALZHEIMERS

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 12/07/2021

Date of Bureau of Fire Services Inspection if applicable: N/A

Date of Environmental/Health Inspection if applicable: N/A

Inspection Type: Interview and Observation Worksheet
 Combination Full Fire Safety

No. of staff interviewed and/or observed 1
No. of residents interviewed and/or observed 3
No. of others interviewed 2 Role: Asst Prog Mgr

- Medication pass / simulated pass observed? Yes No If no, explain.
- Medication(s) and medication record(s) reviewed? Yes No If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes No If no, explain.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
- Fire safety equipment and practices observed? Yes No If no, explain.
- E-scores reviewed? (Special Certification Only) Yes No N/A If no, explain.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes No If no, explain.
- Corrective action plan compliance verified? Yes CAP date/s and rule/s: N/A
- Number of excluded employees followed-up? N/A
- Variances? Yes (please explain) No N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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

R 400.14205	Health of a licensee, direct care staff, administrator, other employees, those volunteers under the direction of the licensee, and members of the household.
	(3) A licensee shall maintain, in the home, and make available for department review, a statement that is signed by a licensed physician or his or her designee attesting to the knowledge of the physical health of direct care staff, other employees, and members of the household. The statement shall be obtained within 30 days of an individual's employment, assumption of duties, or occupancy in the home.

During the on-site inspection on 12/07/2021, direct care staff Nancy Miller did not have a statement signed by a licensed physician attesting to the knowledge of her physical health within 30 days of her hire date 06/25/2021.

**REPEAT VIOLATION ESTABLISHED: SIR #2021A0605019 DATED 04/05/2021
CAP DATED 06/16/2021**

R 400.14301	Resident admission criteria; resident assessment plan; emergency admission; resident care agreement; physician's instructions; health care appraisal.
	(11) A licensee shall contact a resident's physician for instructions as to the care of the resident if the resident requires the care of a physician while living in the home. A licensee shall record, in the resident's record, any instructions for the care of the resident.

During the on-site inspection on 12/07/2021, Resident A and Resident B were both seen by their physicians within the last three months; however, there were no records of the physician instructions recorded in their resident records.

R 400.14301	Resident admission criteria; resident assessment plan; emergency admission; resident care agreement; physician's instructions; health care appraisal.
	(8) A copy of the signed resident care agreement shall be provided to the resident or the resident's designated representative. A copy of the resident care agreement shall be maintained in the resident's record.

During the on-site inspection on 12/07/2021, I reviewed Resident A's and Resident B's resident care agreements (RCA). Resident A's RCA dated 12/08/2020 was not signed by Resident A's guardian or Macomb-Oakland Regional Centers support coordinator. I reviewed Resident B's RCA dated 08/09/2021 and the RCA was not signed by Easter Seals support coordinator.

R 400.14311	Investigation and reporting of incidents, accidents, illnesses, absences, and death.
	(1) A licensee shall make a reasonable attempt to contact the resident's designated representative and responsible agency by telephone and shall follow the attempt with a written report to the resident's designated representative, responsible agency, and the adult foster care licensing division within 48 hours of any of the following: (c) Incidents that involve any of the following: (iv) Instances of destruction to property.

During my on-site inspection on 12/07/2021, the home manager Cheri Kilbourn stated that Resident B continues to smoke cigarettes in his bedroom at night. I observed cigarette burns on Resident B's blanket. Ms. Kilbourn stated she did not complete nor submit an incident report regarding Resident B's destruction of property when he smoked in his bedroom causing the cigarette burns on his blanket.

R 400.14401	Environmental health.
	(2) Hot and cold running water that is under pressure shall be provided. A licensee shall maintain the hot water temperature for a resident's use at a range of 105 degrees Fahrenheit to 120 degrees Fahrenheit at the faucet.

During my on-site inspection on 12/07/2021, the hot water temperature was below the range of 105° - 120° Fahrenheit. The hot water in the kitchen was 96.6° Fahrenheit, bathroom #1 102.4° Fahrenheit and bathroom #2 85.8° Fahrenheit.

R 400.14403	Maintenance of premises.
	(11) Handrails and nonskid surfacing shall be installed in showers and bath areas.

During the on-site inspection on 12/07/2021, bathroom #2 tub did not have nonskid surfacing.

R 400.14403	Maintenance of premises.
	(2) Home furnishings and housekeeping standards shall present a comfortable, clean, and orderly appearance.

During the on-site inspection on 12/07/2021, the windowsills in bedroom #1 and bedroom #2 were full of debris. The kitchen cabinets and drawers were not closing properly.

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.

During the on-site inspection on 12/07/2021, the carpet was ripped in the hallway near bathroom #2 and in the family room; the floor vinyl tiles in the dining room were separating, and the bathtub tiles in bathroom #2 were separating and there was mold around the bathtub tiles.

R 400.14403	Maintenance of premises.
	(6) All plumbing fixtures and water and waste pipes shall be properly installed and maintained in good working condition. Each water heater shall be equipped with a thermostatic temperature control and a pressure relief valve, both of which shall be in good working condition.

During the on-site inspection on 12/07/2021, the sink in bathroom #2 was backing up as the water was not draining properly.

R 400.14406	Room temperature.
	All resident-occupied rooms of a home shall be heated at a temperature range between 68- and 72-degrees Fahrenheit during non-sleeping hours. Precautions shall be taken to prevent prolonged resident exposure to stale, noncirculating air that is at a temperature of 90 degrees Fahrenheit or above. Variations from the requirements of this rule shall be based upon a resident's health care appraisal and shall be addressed in the resident's written assessment plan. The resident care agreement shall address the resident's preferences for

	variations from the temperatures and requirements specified in this rule.
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During the on-site inspection on 12/07/2021, Resident C's bedroom was cold, and the temperature was 67.8° Fahrenheit. I observed sheets rolled up and placed in front of the windows to prevent air from coming into the bedroom. Resident C was in bed with multiple blankets wrapped around her because she was cold. The home manager Cheri Kilbourn stated the windows are not sealed properly causing cold air to come into the bedroom.

R 400.14408	Bedrooms generally.
	(7) Bedrooms shall have at least 1 easily openable window.

During the on-site inspection on 12/07/2021, the window in bedroom #2 was not opening and the windows in Resident C's bedroom are not sealed properly as cold air is coming through the windows.

R 400.14410	Bedroom furnishings.
	(5) A licensee shall provide a resident with a bed that is not less than 36 inches wide and not less than 72 inches long. The foundation shall be clean, in good condition, and provide adequate support. The mattress shall be clean, comfortable, in good condition, well protected, and not less than 5 inches thick or 4 inches thick if made of synthetic materials. The use of a waterbed is not prohibited by this rule.

During the on-site inspection on 12/07/2021, there was no mattress on the bed in bedroom #3.

R 400.14507	Means of egress generally.
	(2) A means of egress shall be arranged and maintained to provide free and unobstructed egress from all parts of a small group home.

During the on-site inspection on 12/07/2021, the second means of egress through the garage was obstructed as there was an electrical wire hanging right outside of the door, preventing a free and unobstructed egress to outside.

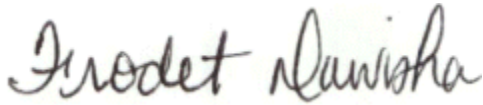
R 400.14511	Flame-producing equipment; enclosures.
	(2) Heating plants and other flame-producing equipment located on the same level as the residents shall be enclosed in a room that is constructed of material which has a 1-hour-fire-resistance

	rating, and the door shall be made of 1 ¾-inch solid core wood. The door shall be hung in a fully stopped wood or steel frame and shall be equipped with an automatic self-closing device and positive-latching hardware.
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During the on-site inspection on 12/07/2021, the door to the furnace and hot water heater located in the garage was not closing properly.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, renewal of the license is recommended.



12/14/2021

Frodet Dawisha
Licensing Consultant

Date