



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 28, 2022

Stephan Levy
ARHC ARCLRMI01 TRS, LLC
106 York Road
Jenkintown, PA 19046

RE: License #: AL630365576
Investigation #: 2022A0602028
Addington Place of Clarkston 2

Dear Mr. Levy:

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.
- Indicate how continuing compliance will be maintained once compliance is achieved.
- Be signed and dated.

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.

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 (248) 975-5053.

Sincerely,

A handwritten signature in black ink that reads "Cindy Berry". The signature is written in a cursive, flowing style.

Cindy Berry, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-4475

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL630365576
Investigation #:	2022A0602028
Complaint Receipt Date:	04/22/2022
Investigation Initiation Date:	04/22/2022
Report Due Date:	06/21/2022
Licensee Name:	ARHC ARCLRMI01 TRS, LLC
Licensee Address:	106 York Road Jenkintown, PA 19046
Licensee Telephone #:	(248) 625-0500
Administrator:	Scott Nelson
Licensee Designee:	Stephan Levy
Name of Facility:	Addington Place of Clarkston 2
Facility Address:	5800 Water Tower Pl Clarkston, MI 48346
Facility Telephone #:	(248) 625-0500
Original Issuance Date:	06/19/2015
License Status:	REGULAR
Effective Date:	01/22/2021
Expiration Date:	01/21/2023
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED MENTALLY ILL AGED ALZHEIMERS

II. ALLEGATION(S)

	Violation Established?
On 4/14/22, the facility was without power for several hours. During the power outage, water could be heard dripping in the ceiling into the light fixtures and onto the floor.	Yes

III. METHODOLOGY

04/22/2022	Special Investigation Intake 2022A0602028
04/22/2022	Special Investigation Initiated - Telephone Call made to the complainant – unable to leave a message
05/04/2022	Inspection Completed On-site Interviewed staff member Scott Nelson and inspected facility.
05/05/2022	Contact – Document received Received receipts for repairs made.
05/12/2022	Contact – Telephone call made Call made to staff member, Chante Veasey.
05/12/2022	Contact – Telephone call made Call made to staff member Melody Itter.
06/06/2022	Contact – Telephone call made Call made to the maintenance director, Mike Grant – no answer.
09/01/2022	Contact – Telephone call made Call made to the maintenance director, Mike Grant – no answer.
09/02/2022	Exit conference Email sent to the administrator, Scott Nelson.
09/21/2022	Exit conference Held with the administrator, Scott Nelson by telephone.

ALLEGATION:

On 4/14/22, the facility was without power for several hours. During the power outage, water could be heard dripping in the ceiling into the light fixtures and onto the floor.

INVESTIGATION:

On 4/22/2022, a complaint was received and assigned for investigation alleging that on 4/14/22 pm, the facility was without power for several hours. During the power outage, water could be heard dripping in the ceiling into the light fixtures and onto the floor. Maintenance was contacted and sent videos but stated he could not do anything until the power came on. A video was also submitted with the complaint showing that the power was on, someone pushing on the ceiling and water streaming down.

On 5/04/2022, I conducted an unannounced on-site investigation at which time I interviewed the executive director, Scott Nelson. Mr. Nelson stated on 4/14/2022 the power went out in the building for less than two hours due to high winds. When the generators came on, for some reason it triggered the fire suppression system and forced leaks in the ceiling. There was water dripping in the light fixtures near the front of the building by the office. Mr. Nelson said no resident rooms were affected by the water damage.

On 5/04/2022, I inspected the facility and observed that the water damage appeared to be contained to a small area of the building. The hallway ceiling in front of the dining area was covered with plastic, the office door frame had been replaced, a portion of the drywall next to the office door was missing as was the wallpaper and a portion of the molding near the water damaged area on both sides of the hallway was missing. I did not observe any damages to any of the resident rooms, dining or living areas.

On 5/05/2022, I received a receipt from Mr. Nelson dated 4/15/2022. The receipt documented that Vanguard Fire and Security Systems provided an emergency service repair to the sprinkler system. I also received a receipt dated 4/22/2022 documenting that Concraft Inc. provided an estimate for restoration and remodeling services due to water damage.

On 5/09/2022, I conducted an online search on the national weather service website and determined there were high winds on 4/14/2022 that reached up to 35 mph.

On 9/02/2022, I sent an email to the administrator, Scott Nelson informing him of the investigative findings and recommendation documented in this report. I also requested and received a copy of the final bill for the water damage repairs.

On 9/21/2022 I conducted another exit conference with the administrator, Scott Nelson by telephone. I informed Mr. Nelson of the investigative findings and recommendation

documented in this report. Mr. Nelson agreed to submit a corrective action plan upon receipt of this report.

APPLICABLE RULE	
R 400.15403	Maintenance of premises.
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.
ANALYSIS:	Based on the information obtained from Mr. Nelson and my own observation of the facility, I determined that the hallway ceiling in front of the dining area was covered with plastic (due to water damage), the staff office door frame had been replaced, a portion of the drywall next to the office door was missing as well as the wallpaper and a portion of the molding near the water damaged area on both sides of the hallway. According to Mr. Nelson, Vanguard was contacted the next morning and the system was repaired. On 4/22/2022 Concraft Inc. inspected the facility and provided an estimate for the water damage repairs. As of this date, there are still a few repairs needed.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend no change to the status of the license.



9/21/2022

Cindy Berry
Licensing Consultant

Date

Approved By:



09/28/2022

Denise Y. Nunn
Area Manager

Date