



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 25, 2023

Alicia Sieplinga
Brentwood at Niles
1147 South Third Street
Niles, MI 49120

RE: License #: AH110376315
Brentwood at Niles
1147 South Third Street
Niles, MI 49120

Dear Ms. Sieplinga:

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 action plan and an approved BFS fire safety rating, a regular 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 contact me with any questions. In the event I am not available, and you need to speak to someone immediately, please feel free to contact the local office at (616) 356-0100.

Sincerely,

Julie Viviano, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
Cell (616) 204-4300

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

I. IDENTIFYING INFORMATION

License #:	AH110376315
Licensee Name:	GAHC3 Niles MI ALF TRS Sub, LLC
Licensee Address:	Suite 300 1819 Von Karman Avenue Irvine, CA 92612
Licensee Telephone #:	(971) 204-7200
Authorized Representative/Administrator:	Alicia Sieplinga
Name of Facility:	Brentwood at Niles
Facility Address:	1147 South Third Street Niles, MI 49120
Facility Telephone #:	(269) 684-9470
Original Issuance Date:	06/04/2015
Capacity:	80
Program Type:	AGED ALZHEIMERS

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 1/24/2023

Date of Bureau of Fire Services Inspection if applicable: BFS – C exp. 1/27/2023

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 1/24/2023

No. of staff interviewed and/or observed 15

No. of residents interviewed and/or observed 37

No. of others interviewed 0 Role N/A

- Medication pass / simulated pass observed? Yes No If no, explain.
- Medication(s) and medication records(s) reviewed? Yes No If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes No If no, explain. The home does not keep resident funds in trust.
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
Reviewed disaster plans along with interviewed staff on policies and procedures.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes IR date/s: 6/2022 - 2022A1028038; 9/2022 - 2022A1010069 N/A
- Corrective action plan compliance verified? Yes CAP date/s and rule/s: 6/2022 - 2022A1028038; 9/2022 - 2022A1010069
- Number of excluded employees followed up? 0 N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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

R 325.1922	Admission and retention of residents.
	(7) An individual admitted to residence in the home shall have evidence of tuberculosis screening on record in the home which consists of an intradermal skin test, chest x-ray, or other methods recommended by the local health authority performed within 12 months before admission.
ANALYSIS:	On-site inspection revealed one of the eight resident files reviewed did not have evidence of a tuberculosis screening on record performed within 12 months before admission. Resident A's admission date was 7/15/2016 and the last record of a tuberculosis screening was completed 5/5/2018.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1954	Meal and food records.
	The home shall maintain a record of the meal census, to include residents, personnel, and visitors, and a record of the kind and amount of food used for the preceding 3-month period.
ANALYSIS:	Upon inspection and review of the kitchen, there was no evidence of a record of meal census maintained for the preceding three-month period.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1975	Laundry and linen requirements.
	(1) A new construction, addition, major building change, or conversion after November 14, 1969 shall provide all of the following: (a) A separate soiled linen storage room.

	<p>(b) A separate clean linen storage room.</p> <p>(c) A separate laundry processing room with handwashing facilities in a home that processes its own linen.</p>
ANALYSIS:	On-site inspection revealed no clearly designated soiled linen area or clean linen storage area. The laundry rooms in the facility were also being utilized as storage areas for personal items, maintenance items, furniture, and housekeeping supplies etc. This poses a risk for cross contamination of laundry and linens. Only laundry and linens can be kept in the laundry area.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1976	Kitchen and dietary.
	(6) Food and drink used in the home shall be clean and wholesome and shall be manufactured, handled, stored, prepared, transported, and served so as to be safe for human consumption.
ANALYSIS:	On-site inspection revealed food items (jam, milk, juice, ice cream, soda, condiments, baking items, chicken, beef product, bagged salad, butter, noodles, cereal etc.) in the kitchen refrigerators and freezers, kitchen dry storage area, and memory care refrigerator and cabinets that were unlabeled. An open date must be placed on all food items once opened. It could not be determined if the food items were safe for human consumption.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1976	Kitchen and dietary.
	(13) Multi-use utensil used in food storage, prep, transport, or serving shall be thoroughly cleaned and sanitized – stored and handled protected from contamination. (Dishwashing temps 180F for a plate to reach 160F. If chemical sanitization is also utilized, hot water has to be at 130F.

ANALYSIS:	On-site inspection revealed incomplete dishwasher sanitization records for November 2022 and December 2022. It could not be determined if the multi-use utensils were handled protected or sanitized to prevent contamination.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1979	General maintenance and storage.
	(1) The building, equipment, and furniture shall be kept clean and in good repair.
ANALYSIS:	On-site inspection revealed mechanical closets on the main floor and the second floor were being used as storage closets. Items such as therapy equipment, bed side commodes, a shopping cart, furniture, seasonal items etc. were found in the mechanical closets. Mechanical closets are not intended as storage closets and must be kept free of hazards.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1979	General maintenance and storage.
	(3) Hazardous and toxic materials shall be stored in a safe manner.
ANALYSIS:	On-site inspection revealed industrial chemicals easily accessible to anyone on the main floor and second floor hallway bathrooms. This presents a potential risk of ingestion and harm to residents in the home with impaired cognition and function.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan and an approved BFS fire safety rating, renewal of the license is recommended.

Julie Miranda

1/25/2023

Date

Licensing Consultant