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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 2, 2023

Kehinde Ogundipe
Eden Prairie Residential Care, LLC
G 15 B
405 W Greenlawn
Lansing, MI 48910

RE: License #:	AS250392427
Investigation #:	2023A0872036 Welch Home

Dear Mr. Ogundipe:

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.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

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. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 (517) 643-7960.

Sincerely,

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

Susan Hutchinson, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(989) 293-5222

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS250392427
Investigation #:	2023A0872036
Complaint Receipt Date:	04/11/2023
Investigation Initiation Date:	04/12/2023
Report Due Date:	06/10/2023
Licensee Name:	Eden Prairie Residential Care, LLC
Licensee Address:	G 15 B 405 W Greenlawn Lansing, MI 48910
Licensee Telephone #:	(214) 250-6576
Administrator:	Kehinde Ogundipe
Licensee Designee:	Kehinde Ogundipe
Name of Facility:	Welch Home
Facility Address:	302 Welch Blvd. Flint, MI 48503
Facility Telephone #:	(810) 780-4222
Original Issuance Date:	03/21/2019
License Status:	REGULAR
Effective Date:	03/21/2022
Expiration Date:	03/20/2024
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED

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II. ALLEGATION(S)

	Violation Established?
The basement floor is unstable and unsafe and has been for several weeks.	Yes

III. METHODOLOGY

04/11/2023	Special Investigation Intake 2023A0872036
04/12/2023	APS Referral I made an APS referral via email
04/12/2023	Special Investigation Initiated - Letter
04/13/2023	Inspection Completed On-site Unannounced
04/14/2023	Contact - Telephone call made I spoke to the licensee designee, Kehinde Ogundipe
04/14/2023	Contact - Telephone call received I received a phone call from Mr. Ogundipe
04/24/2023	Contact - Document Received I received documentation from Mr. Ogundipe
04/27/2023	Inspection Completed On-site Unannounced
05/02/2023	Inspection Completed-BCAL Sub. Compliance
05/02/2023	Exit Conference I conducted an exit conference with the licensee designee, Kehinde Ogundipe

ALLEGATION: The basement floor is unstable and unsafe and has been for several weeks.

INVESTIGATION: On 04/13/23, I conducted an unannounced onsite inspection at Welch Home Adult Foster Care facility. I interviewed staff John Ross and Tyresha

Webster and Resident B. I also conducted a visual inspection of the basement of the facility and took photographs of the basement floor.

Mr. Ross accompanied me to the basement where I observed the floor to be unstable and unsafe. Resident B followed up to the basement, stating that he wanted to move his clothes from the washer to the dryer. I observed Resident B walk over to the washer and dryer and it was obvious that the basement floor was unstable. There was exposed subfloor, and it was not in good repair nor was it easily cleanable.

I asked Ms. Webster and Resident B how long the basement floor has been in that condition, and they said for approximately two weeks. Ms. Webster said that the licensee designee is aware of the problem and is hiring a contractor to fix the floor, but she does not know when the repair is supposed to take place.

Before leaving the facility, I told staff and Resident B not to enter the basement until the floor has been fixed and it is safe to do so. I asked Ms. Webster to make other arrangements to launder the resident's clothes until the repairs are made and she agreed.

On 04/14/23, I telephoned the licensee designee, Kehinde Ogundipe. I told him about my concerns about the basement floor and he said that he will immediately make arrangements to have the floor repaired. He agreed to reiterate to staff that staff and residents should not enter the basement until the floor has been repaired.

Later on, 04/14/23, I received a telephone call from Mr. Ogundipe. He said that he has been in contact with a contractor, and the basement is scheduled to be repaired this weekend. Mr. Ogundipe agreed to notify me when the basement repairs are complete.

On 04/24/23, Mr. Ogundipe emailed me a video and photographs of the basement of the facility. Based on the information he sent, it appears that the basement floor has been repaired.

On 04/27/23, I conducted another unannounced onsite inspection of Welch Home AFC. I spoke to Ms. Webster who confirmed that the basement floor has been repaired. I went down in the basement and took photographs of the floor. The basement floor is now made of concrete and appears to be easily cleanable and in good repair.

On 05/02/23, I conducted an exit conference with the licensee designee, Kehinde Ogundipe. I told him that I have concluded my investigation and told him what rule violation I am substantiating. I asked him to complete and submit a corrective action plan upon the receipt of my investigation report.

APPLICABLE RULE	
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.
ANALYSIS:	<p>On 04/13/23, I observed the basement floor of Welch Home AFC and found it to be unstable and unsafe. Staff said that the floor has been in this condition for approximately two weeks. Staff and residents use the basement to do the laundry for the facility.</p> <p>On 04/24/23, the licensee designee, Kehinde Ogundipe sent me a video and pictures of the repairs that were made to the basement floor.</p> <p>On 04/27/23, I observed the basement floor of Welch Home to be repaired and now made of concrete. The floor appears to be safe for staff and resident use.</p> <p>I conclude that there is sufficient evidence to substantiate this rule violation.</p>
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Upon the receipt of an acceptable corrective action plan, I recommend no change in the license status.

Susan Hutchinson

May 2, 2023

Susan Hutchinson Licensing Consultant	Date
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Approved By:

Mary Holton

May 2, 2023

Mary E. Holton Area Manager	Date
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