



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 31, 2023

Louis Andriotti, Jr.
IP Vista Springs Timber Ridge Opco, LLC
2610 Horizon Dr. SE
Grand Rapids, MI 49546

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| RE: License #: | AH190401909 Vista Springs Imperial Park at Timber Ridge 16260 Park Lake Road East Lansing, MI 48823 |
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Dear Mr. Andriotti, Jr.:

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 home for the aged authorized representative and a date.

Upon receipt of an acceptable corrective action plan, 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 that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (517) 284-9730.

Sincerely,

Kimberly Horst, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

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| License #: | AH190401909 |
| Licensee Name: | IP Vista Springs Timber Ridge Opco, LLC |
| Licensee Address: | Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546 |
| Licensee Telephone #: | (303) 929-0896 |
| Authorized Representative: | Louis Andriotti, Jr. |
| Administrator: | Michael Novak |
| Name of Facility: | Vista Springs Imperial Park at Timber Ridge |
| Facility Address: | 16260 Park Lake Road East Lansing, MI 48823 |
| Facility Telephone #: | (517) 339-2322 |
| Original Issuance Date: | 11/04/2020 |
| Capacity: | 40 |
| Program Type: | AGED |
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II. METHODS OF INSPECTION

Date of On-site Inspection(s): 05/22/2023

Date of Bureau of Fire Services Inspection if applicable: 10/31/2022

Inspection Type: Interview and Observation Worksheet
 Combination

Date of Exit Conference: 05/31/2023

No. of staff interviewed and/or observed 5

No. of residents interviewed and/or observed 4

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. Resident funds not kept in trust
- Meal preparation / service observed? Yes No If no, explain.
- Fire drills reviewed? Yes No If no, explain.
Disaster plans reviewed and staff interviewed.
- Water temperatures checked? Yes No If no, explain.
- Incident report follow-up? Yes IR date/s: N/A
- Corrective action plan compliance verified? Yes CAP date/s and rule/s:
2023A1027025: 01/26/2023: R 325.1931 (2), R 325.1922 (5), MCL
333.20173a(2), R 325.1931 (6),
2023A1021019 12/19/22: R 325.1921 (1)(B)
2022A1028056 06/27/2022: 325.1932 (1), R 325.1932(5)
- Number of excluded employees followed up? 1 N/A

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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| This facility was found to be in non-compliance with the following rules: | |
| R 325.1922 | Admission and retention of residents. |
| | <p>(7) An individual admitted to residence in the home shall have evidence of tuberculosis screening on record in the home that was performed within 12 months before admission. Initial screening may consist of an intradermal skin test, a blood test, a chest x-ray, or other methods recommended by the public health authority. The screening type and frequency of routine tuberculosis (TB) testing shall be determined by a risk assessment as described in the 2005 MMWR ?Guidelines for Preventing the Transmission of Mycobacterium tuberculosis in Health-Care Settings, 2005? (http://www.cdc.gov/mmwr/pdf/rr/rr5417.pdf) , Appendices B and C, and any subsequent guidelines as published by the centers for disease control and prevention. A home, and each location or venue of care, if a home provides care at multiple locations, shall complete a risk assessment annually. Homes that are low risk do not have to conduct annual TB testing for residents.</p> |
| Review of Resident A's records revealed the facility did not have a tuberculosis test upon admission to the facility. in addition, the facility was not completing routine tuberculosis testing as determined by the risk assessment for year 2021, 2022, and 2023. | |
| R 325.1923 | Employee's health. |
| | <p>(2) A home shall provide initial tuberculosis screening at no cost for its employees. New employees shall be screened within 10 days of hire and before occupational exposure. The screening type and frequency of routine tuberculosis (TB) testing shall be determined by a risk assessment as described in the 2005 MMWR ?Guidelines for Preventing the Transmission of Mycobacterium tuberculosis in Health-Care Settings, 2005? (http://www.cdc.gov/mmwr/pdf/rr/rr5417.pdf), Appendices B and C, and any subsequent guidelines as published by the centers for disease control and prevention. Each home, and each location or venue of care, if a home provides care at multiple locations, shall complete a risk assessment</p> |

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| | annually. Homes that are low risk do not need to conduct annual TB testing for employees. |
| Review of employee records revealed initial tuberculosis screening was completed by employees. However, the yearly risk assessment was not done for 2021, 2022, and 2023. | |
| R 325.1931 | Employees; general provisions. |
| | (2) A home shall treat a resident with dignity and his or her personal needs, including protection and safety, shall be attended to consistent with the resident's service plan. |
| <p>Review of Resident B's service plan read,</p> <p><i>"Please conduct HOURLY checks doing a THOROUGH check on CM EVERY hour due to recent behaviors/confusion."</i></p> <p>Review Resident B's Rounds Resident Report revealed the following instances in which Resident B was not checked on hourly:</p> <p>05/16/2023 1113-1322 05/17/2023 0900-1110 05/17/2023 1100-1307 05/18/2023 1110-1322 05/18/2023 1322-1509 05/18/2023 1658-2002 05/19/2023 0507-0706 05/19/2023 0844-1114 05/19/2023 1316-1515 05/20/2023 1055-1306</p> <p>Review Resident C's Rounds Resident Report revealed the following instances in which Resident C was not checked on every two hours:</p> <p>05/16/2023 1112-1516 05/17/2023 0917-1301 05/17/2023 1301-1710 05/17/2023 1504-1857 05/17/2023 1857-2316 05/19/2023 1509-1808 05/20/2023 1102-1526 05/21/2023 1108-1537</p> | |
| R 325.1932 | Resident medications. |

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| | (2) Prescribed medication managed by the home shall be given, taken, or applied pursuant to labeling instructions, orders and by the prescribing licensed health care professional. |
| Review of Resident B's Medication Administration Record (MAR) revealed Resident B was prescribed Amlodipine 5mg tablet with instruction to administer one tablet by mouth daily hold if BP <100/60. Review of the MAR revealed Resident's blood pressure was not taken prior to the administration of this medication. | |
| R 325.1953 | Menus. |
| | (1) A home shall prepare and post the menu for regular and therapeutic or special diets for the current week. Changes shall be written on the planned menu to show the menu as actually served. |
| Inspection of the facility revealed the current weekly menu was not posted. | |
| 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. |
| Inspection of the facility revealed the facility was not completing a meal census to record the kind and amount of food used for the preceding three month period. | |
| R 325.1964 | Interiors. |
| | (9) Ventilation shall be provided throughout the facility in the following manner: (b) Bathing rooms, beauty shops, toilet rooms, soiled linen rooms, janitor closets, and trash holding rooms shall be provided with a minimum of 10 air changes per hour of continuously operated exhaust ventilation that provide discernable air flow into each of these rooms. |
| Inspection of the facility revealed there was not continuously operated exhaust ventilation in the janitor closet and soiled linen room. | |
| R 325.1976 | Kitchen and dietary. |
| | (1) A home shall have a kitchen and dietary area of adequate size to meet food service needs of residents. It |

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| | shall be arranged and equipped for the refrigeration, storage, preparation, and serving of food, as well as for dish and utensil cleaning and refuse storage and removal. |
| Inspection of the facility kitchen revealed the dishwasher sanitized with a heat cycle. The kitchen had no record of testing the heat sanitation on the dishwasher. The lack of routine checks does not reasonably protect residents from infection should the machine malfunction. | |
| 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. |
| Inspection of the facility kitchen revealed that the walk-in refrigerator, freezer and dry storage area contained items that were opened, unsealed and were not dated (including but not limited to ice cream, pudding, cheese, frozen fruit, and other items). | |

IV. RECOMMENDATION

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

Kennery Host

05/24/2023

Date

Licensing Consultant