



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

October 9, 2023

Rosalinda and Abraham Joshua  
3109 Lawton Drive NE  
Grand Rapids, MI 49525

RE: License #: AL410007158  
Investigation #: 2023A0464061  
Ramsdell AFC

Dear Rosalinda and Abraham Joshua:

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 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 (616) 356-0183.

Sincerely,

A handwritten signature in blue ink that reads "Megan Aukerman, MSW". The signature is written in a cursive style.

Megan Aukerman, Licensing Consultant  
Bureau of Community and Health Systems  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 438-3036

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL410007158
<b>Investigation #:</b>	2023A0464061
<b>Complaint Receipt Date:</b>	08/25/2023
<b>Investigation Initiation Date:</b>	08/25/2023
<b>Report Due Date:</b>	10/24/2023
<b>Licensee Name:</b>	Rosalinda and Abraham Joshua
<b>Licensee Address:</b>	3109 Lawton Drive NE, Grand Rapids, MI 49525
<b>Licensee Telephone #:</b>	(616) 361-6571
<b>Administrator:</b>	Steve Gerdeman
<b>Licensee Designee:</b>	Abraham Joshua
<b>Name of Facility:</b>	Ramsdell AFC
<b>Facility Address:</b>	12471 Ramsdell Drive NE, Rockford, MI 49341
<b>Facility Telephone #:</b>	(616) 696-4885
<b>Original Issuance Date:</b>	12/02/1991
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	12/13/2021
<b>Expiration Date:</b>	12/12/2023
<b>Capacity:</b>	20
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL/AGED

## II. ALLEGATION(S)

	<b>Violation Established?</b>
The facility received a "D" Environmental Health rating.	Yes
The home was observed to be dirty and had a strong odor of urine.	Yes

## III. METHODOLOGY

08/25/2023	Special Investigation Intake 2023A0464061
08/25/2023	Special Investigation Initiated - Telephone Josh Gekeler Env. Health
08/28/2023	Inspection Completed On-site Misty Robinson, Manager
08/29/2023	Contact-Document received Facility Records
08/31/2023	Contact-Document received Steve Gerdeman, Facility Administrator
10/09/2023	Exit Conference Steve Gerdeman, Administrator

**ALLEGATION:** The facility received a "D" Environmental health rating.

**INVESTIGATION:** On 08/25/2023, I received a complaint from the Kent County Health Department alleging the facility was observed to be dirty and smelled strongly of urine. The complaint also reported the facility received a "D" environmental health rating.

On 08/25/2023, I spoke to Kent County Health Department environmental sanitarian, Josh Gekeler. Mr. Gekeler stated he completed an inspection at the facility on 08/09/2023. Mr. Gekeler stated he issued a "D" environmental health rating due to the facility being unable to provide pump records and the conditions of the facility basement.

On 08/28/2023, I completed an unannounced, onsite inspection at the facility. I interviewed facility manager, Misty Robinson. Ms. Robinson stated she did not have any additional information on the environmental health inspections. Ms. Robinson stated facility administrator, Steve Gerdeman had the pump card, and she believes he sent it to the environmental sanitarian.

On 08/29/2023, I received and reviewed the Environmental Health Inspection Report. The report stated that on 08/09/2023, environmental health sanitarian, Josh Gekeler completed an inspection. Mr. Gekeler issued a "D" rating stating the licensee designee had yet to provide the maintenance records and pump card. The report also reflected there was dry wall peeling from the kitchen ceiling and it appeared to be buckling. The floor in the living room was observed to be dirty and smelled of stale urine. The basement of the facility was very humid, and the floor was wet. The area smelled of mildew/mold.

On 08/31/2023, I received an email from Mr. Gerdeman, providing the pump card. The documentation reflected the on-site sewage statement. The Kent County Health Department pumped all five septic tanks on 08/30/2023.

On 10/09/2023, I completed an exit conference with Steve Gerdeman. He was informed of the investigation findings and recommendations. A corrective action plan will be submitted.

<b>APPLICABLE RULE</b>	
<b>R 400.15401</b>	<b>Environmental health.</b>
	<b>(1) Private water systems shall be in compliance with R 325.10101 et seq. of the Michigan Administrative Code. A bacteriological report confirming water quality shall be required during the initial inspection and every 2 years thereafter. Group homes that use a community approved water system need not be in compliance with this requirement.</b>

<b>ANALYSIS:</b>	<p>On 08/25/2023, a complaint was received alleging the facility received a “D” environmental health rating.</p> <p>On 08/28/2023, an unannounced, onsite inspection was completed at the facility. Facility manager, Misty Robinson stated she was present during the environmental health inspection but did not have additional information.</p> <p>The Kent County Environmental Inspection report was reviewed and reflected a “D” rating was issued due to missing maintenance records and the condition of the facility.</p> <p>Based on the investigative findings, there is sufficient evidence to support a rule violation that the facility is not in compliance with water quality.</p>
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

**ALLEGATION:** The home was observed to be dirty and had a strong odor of urine.

**INVESTIGATION:** On 08/25/2023, I spoke to Kent County Health Department sanitarian, Josh Gekeler. Mr. Gekeler stated he visited the facility on 08/09/2023 to complete the environmental health inspection. Mr. Gekeler expressed concerns regarding the cleanliness of the facility. Mr. Gekeler stated he is going to issue correction orders for the environmental health rating and the cleanliness of the facility.

On 08/28/2023, I completed an unannounced, onsite inspection at the facility. I interviewed facility manager, Misty Robinson. Ms. Robinson stated staff routinely clean the facility. Ms. Robinson stated there may be times when a visitor might think the facility is dirty. This is due to the residents not always cleaning up after themselves in the bathroom, therefore staff are constantly cleaning up after the residents. Ms. Robinson stated Mr. Gerdeman plans on re-doing the bathrooms over the next few months. Ms. Robinson stated there was previously a leak in the roof over the kitchen, but it has been repaired. Some of the dry wall tape is peeling off, therefore Mr. Gerdeman is going to replace it.

I then completed a tour of the facility. The facility was observed to be clean and appropriately furnished. There was no odor of urine. The floors were clean and free of debris. All of the bathrooms were observed to be clean. There was tape peeling from the ceiling, above the kitchen sink. No other concerns were observed.

On 08/29/2023, I received and reviewed the Kent County Health Department Inspection Report. The report reflected Mr. Gekeler completed an onsite inspection at the facility on 08/09/2023. The report reflected there was dry wall peeling from the kitchen ceiling and it appeared to be buckling. The floor in the living room was observed to be dirty and smelled of stale urine. The basement of the facility was very humid, and the floor was wet. The area smelled of mildew/mold.

On 10/09/2023, I completed an exit conference with licensee designee Steve Gerdeman. He was informed of the investigation findings and recommendations. A corrective action plan will be submitted.

<b>APPLICABLE RULE</b>	
<b>R 400.15403</b>	<b>Maintenance of premises.</b>
	<b>(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.</b>
<b>ANALYSIS:</b>	<p>On 08/25/2023, a complaint was received alleging concerns regarding the cleanliness of the facility.</p> <p>On 08/28/2023, an unannounced, onsite inspection was completed at the facility. During the time of the inspection, the facility was observed to be clean and appropriately furnished. There was dry wall tape peeling from above the kitchen sink; however, no other concerns were observed.</p> <p>On 08/29/2023, the Kent County Health Department Inspection Report was reviewed and reflected that on 08/09/2023, the environmental sanitarian cited the facility for a buckling kitchen ceiling, peeling dry wall tape, dirty floors, a stale urine odor, moisture, and mold in the basement.</p> <p>Based on the investigative findings, there is sufficient evidence to support a rule violation regarding the cleanliness of the facility.</p>
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

#### IV. RECOMMENDATION

Upon receipt of an acceptable corrective action plan, I recommend that the licensing status remain unchanged.

Megan Aukerman, MSW

10/09/2023

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Megan Aukerman  
Licensing Consultant

Date

Approved By:

Jerry Hendrick

10/09/2023

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Jerry Hendrick  
Area Manager

Date