



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
ACTING DIRECTOR

October 13, 2023

Shahid Imran  
Hampton Manor of Holly  
14480 N. Holly Rd.  
Holly, MI 48442

RE: Application #: AH630410280  
Hampton Manor of Holly  
14480 N. Holly Rd.  
Holly, MI 48442

Dear Mr. Imran:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 104 is issued.

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 (877) 458-2757.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH630410280
<b>Applicant Name:</b>	Hampton Manor of Holly LLC
<b>Applicant Address:</b>	14480 N. Holly Rd. Holly, MI 48442
<b>Applicant Telephone #:</b>	(734) 673-3130
<b>Authorized Representative:</b>	Shahid Imran
<b>Name of Facility:</b>	Hampton Manor of Holly
<b>Facility Address:</b>	14480 N. Holly Rd. Holly, MI 48442
<b>Facility Telephone #:</b>	(989) 971-9610
<b>Application Date:</b>	09/13/2021
<b>Capacity:</b>	104
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/13/2021	Enrollment
09/13/2021	Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Authorized Rep
03/14/2022	Contact - Document Received 1326
03/17/2022	Application Incomplete Letter Sent Policies and procedures requested - sent to AR S. Imran cc: R. Pedawi via email.
12/16/2022	Contact - Document Received Attestation letter from owner/authorized representative Shahid Imran that no food will be served to non-residents, i.e. resident family members, employees, vendors, visitors, etc.
12/16/2022	Contact - Document Received Attestation letter from owner/authorized representative Shahid Imran that no resident funds and or no refundable deposits will be held. Therefore, no surety bond is required.
08/22/2023	Inspection Completed-Fire Safety: A Don Christensen Bureau of Fire Services (BFS) Inspector
09/06/2023	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer Austin Webster approved 104 bed occupancy = 38 single occupancy and 33 double occupancy rooms. Assisted Living area has 50 units [w/33 having double occupancy] and Memory Care has 21 single occupancy units. Room sheets and floor plan also provided.
09/28/2023	Contact - Document Received Carol Cancio emailed that the home has a temporary generator in place and that BFS approved it - until they can get the other generator repaired.
09/29/2023	Inspection Completed On-site Met with Carol Cancio, assistant to owner Shahid Imran.
09/29/2023	Referral - Office of Fire Safety Email to BFS Don Christensen & HFES Austin Webster - asking if temporary generator meets compliance with MCL333.21335
10/02/2023	Contact - Document Received

Emails from BFS Don Christensen & HFES Austin Webster – confirming use of the temporary generator meets compliance with MCL333.21335.

10/02/2023

Contact - Document Sent

The following list of items found to be out of compliance from 9/29/2023 on-site was sent to authorized representative/owner Shahid Imran via email cc: assistants Carol Cancio & Razanne Pedawi:

**R325.1953** The facility posted a “regular” diet menu that only listed food items, and some items were non-specific such as “soup of the day”. There were no therapeutic diet menus posted although the facility intends to serve such.

**R325.1954** The home did not maintain a record of the meal census, to include number of residents served at each meal, nor was there a record of the kind and amount of food used.

**R325.1964(9)** Exhaust ventilation was not functioning in all required rooms. The exhaust vent in one janitor closet in the memory care unit was not functioning.

**R325.1970(7)** The temperature of hot water at plumbing fixtures used by residents was not regulated to provide tempered water between 105°F and 120°F.

For examples: The water temperature in the communal bathroom across from room 211 reached 127°F; Room 101 water was 129.5°F; the water temperature in the staff station across from room 318 reached 129.4°F.

**R325.1976(13)** The home did not demonstrate that multi-use utensils used in food storage, preparation, transport or serving would be thoroughly cleaned and sanitized after each use. The facility had chemical test strips to demonstrate chemical sanitization of pots and pans washed in the three-part sink. However, there was no method to demonstrate the dishwasher water temperatures ensured sanitization of dishes, silverware, etc.

In addition, maintenance staff Jim said the dishwasher rinse cycle was not functioning. When engaged the dishwasher sprayed water onto the floor.

**MCL333.21335** The facility’s generator is not functioning, reportedly after having been hit by lightning. A temporary generator has been installed. The Bureau of Fire Services

inspector, Don Christensen, has approved the use of the temporary generator until the main generator can be repaired or replaced. Please include the facility's plan to repair/replace the generator and when it is expected to be completed.

- 10/02/2023 Contact - Document Received  
Carol Cancio, assistant to authorized representative/owner Shahid Imran, emailed meal census form and therapeutic diet menu examples.
- 10/06/2023 Contact - Document Received  
Documents, photos and video of corrections made to meet compliance received from Carol Cancio, assistant to authorized representative/owner Shahid Imran.
- 10/11/2023 Contact - Document Received  
Statement of corrections and plan for generator to be repaired/replaced by 12/01/2023, signed by authorized representative/owner Shahid Imran, emailed by Ms. Cancio.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Hampton Manor of Holly is newly constructed in 2023, a one-story residential facility located in northwest Oakland County. The building is on the west side of Holly Road, a two-lane road with a turning lane in-between, zoned 45 mph. The home is situated between a church and a school. There are apartment buildings across the street and residential homes in the area. The driveway wraps around the building and parking is available across the front of the building.

The home has 71 residential units, and a request for 104 licensed beds. The facility's main entrance enters the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, private dining/conference room, the main kitchen, dining room, movie theater, hair salon, staff offices/desk areas, three laundry rooms, various activity spaces, and a spa room. There are 50 residential units in this assisted living area of various configurations including studio, one-bedroom and two-bedroom apartments. There are 33 units approved for double occupancy, specifically, rooms numbered:

101,102,103,104,105,106,107,108,201,202,204,205,206,207,208,304,306,307,308,311,312,313,314,315,316,401,402,403,404,405,406,407,408. The remaining 17 rooms are single occupancy for a total capacity of 83 assisted living beds.

The facility's memory care area is a designated hallway located along the north side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. There are 21 single occupancy residential units in memory care. The room numbers are 501 to 521. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. Windows in the memory care unit rooms are equipped with stop blocks in the header to prevent them from being opened more than a few inches for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, laundry room and living area/activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Each residential unit has an HVAC thermostat and an attached bathroom with shower. Compact refrigerators are available in assisted living units. Emergency pull cords are available in all bathrooms to summon assistance from staff. Emergency pendants will be available for assisted living residents to wear and call staff for help. Staff will utilize android phones to communicate with one another and for notification of door alarms, emergency call pendants and pull cords that have been activated.

A bed and bedside table along with towels, washcloths, and bedding will be available to each resident, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are four outdoor courtyards surrounded by the building and readily accessible to the assisted living area residents. Some assisted living units have sliding glass doors that provide direct access to the exterior courtyards. Some assisted living units are equipped with non-heat producing electric fireplaces. There is also a courtyard for the memory care unit that has a decorative fence with egress gate in place.

The facility is equipped with a whole home fire suppression system. Also, the kitchen has a service window to serve the dining room, equipped with a dropdown metal curtain that is connected to the fire suppression system. It is reportedly connected to the fire suppression system and designed to automatically close in response to activation of the system. According to the Bureau of Fire Services (BFS), residents of a Chapter 18 new home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the first responders or administration. This facility has city water and sewer.

The home has a natural gas powered 100-KW Kohler natural gas emergency generator that in accordance with MCL 333.21335, during an interruption of the normal electrical supply, it is capable to provide not less than four hours of service and generating enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards,

heating plant controls and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

However, on 08/24/2023, the emergency generator was reportedly hit by lightning, and it is not functioning. A temporary generator was then obtained for the building until the other can be repaired or replaced. On 10/02/2023, the BFS inspector sent an email confirming approval of the use of the generator. The email explained about having met with the facility's contractor at the site on 09/28/2023 and conducted an acceptance test on the temporary generator which passed. On 10/11/2023, the facility's authorized representative/administrator, Shahid Imran, sent an email indicating the home generator is expected to be repaired or replaced by 12/01/2023, and overseen by the facility's Business Office Manager.

## **B. Program Description**

The facility is owned and operated by Hampton Manor of Holly LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Holly LLC is a domestic limited liability company with an organization date of 12/17/2020.

On 09/13/2021, Hampton Manor of Holly LLC submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer's disease or a related condition. As a licensed home for the aged, Hampton Manor of Holly LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

On 12/16/2022, authorized representative Shahid Imran submitted a letter dated attesting that Hampton Manor of Holly LLC will not be serving food to any non-residents, such as residents' family members, employees, vendors, and other visitors, unless and until a food service establishment license is attained through the Oakland County Health Department.

On 12/16/2022, Mr. Imran also submitted a letter attesting that Hampton Manor of Holly LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

## **C. Rule/Statutory Violations**

On 08/22/2023, the Dept. of LARA Bureau of Fire Services (BFS) issued fire safety certification approval of the facility.

On 09/06/2023, the Dept. of LARA Health Facilities Engineering Section submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 71 residential units, specifically 21 units in memory care and 50 units in assisted living, with 33 assisted living units approved for double occupancy, for a total capacity of 104 beds.

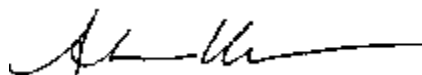
On 09/29/2023, I conducted an on-site inspection of the building. I met with Carol Cancio, assistant to the facility's owner/authorized representative Shahid Imran. A few items were identified to be out of compliance. On 10/6/2023, Ms. Cancio submitted photos and video documentation to demonstrate the items that have been brought into compliance. On 10/11/2023, Ms. Cancio submitted a plan signed by Mr. Imran addressing each issue of non-compliance, along with dates of completion.

Also, a temporary generator has been obtained for use by the building until the home generator can be repaired or replaced. On 10/02/2023, BFS sent an email confirming approval of the use of this temporary generator. On 10/11/2023, Ms. Cancio submitted the plan signed by the facility's authorized representative/administrator, Shahid Imran, indicating the home generator is expected to be repaired or replaced by 12/01/2023.

Therefore, the study has now determined substantial compliance with home for the aged Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

#### IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 104 licensed beds and programs for aged and Alzheimer's disease or related condition care.



10/12/2023

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



10/13/2023

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Andrea L. Moore, Manager  
Long-Term-Care State Licensing Section

Date