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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

November 27, 2023

Maria Lupas
30540 Rushmore Cir.
Franklin, MI 48025

RE: Application #: AF630414227
Rushmore Manor
30540 Rushmore Cir.
Franklin, MI 48025

Dear Maria Lupas:

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 6 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Donnay".

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd. Ste 9-100
Detroit, MI 48202
(248) 296-2783

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AF630414227
Licensee Name:	Maria Lupas
Licensee Address:	30540 Rushmore Cir. Franklin, MI 48025
Licensee Telephone #:	(248) 939-1764
Name of Facility:	Rushmore Manor
Facility Address:	30540 Rushmore Cir. Franklin, MI 48025
Facility Telephone #:	(248) 432-7064
Application Date:	09/24/2022
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED TRAUMATICALLY BRAIN INJURED ALZHEIMERS

II. METHODOLOGY

09/24/2022	On-Line Enrollment
09/29/2022	PSOR on Address Completed
09/29/2022	Contact - Document Sent Forms sent
09/29/2022	Inspection Report Requested - Health Invoice #1033008
10/18/2022	Contact - Document Received 1326, AFC100, FPS, RI030
12/28/2022	Application Incomplete Letter Sent
01/17/2023	Contact - Document Received Received med clearance/TB, floor plan, lease, house guidelines
01/24/2023	Application Incomplete Letter Sent Sent updated application incomplete letter
01/26/2023	Contact - Telephone call received From licensee- does not reside in home- deciding if she will move into home or reapply as small group home
01/31/2023	Contact - Document Received Email from licensee- moving into home, updated address; sent confirmation of address change
03/16/2023	Contact - Document Received Received emergency preparedness plan, TB test results
04/19/2023	Inspection Completed On-site
05/05/2023	Contact - Document Sent Sent email regarding specifications for fire door
05/15/2023	Contact - Document Sent Technical assistance regarding fire door
10/19/2023	Contact - Document Sent 10 Day Continued Interest Letter Sent
10/23/2023	Contact - Document Received Email from licensee- interested in continuing licensing process

10/24/2023	Contact - Document Sent Requested updated medical clearance
11/02/2023	Contact - Document Received Received updated medical clearance
11/17/2023	Inspection Completed On-site
11/17/2023	Inspection Completed-BCAL Full Compliance
11/17/2023	Application Complete

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Rushmore Manor is located at 30540 Rushmore Cir., Franklin, MI 48025. The home is a single-story structure with an attached two car garage. The first floor of the home consists of a living room, dining room, office, kitchen, two single occupancy resident bedrooms, two double occupancy resident bedrooms and two full bathrooms. There is an additional bathroom attached to bedroom #4. There is also a fifth bedroom that will be utilized by the licensee, Maria Lupas. The home does not have a basement. The home has a proposed occupancy of six adult foster care residents.

The home is located in the village of Franklin, which is a suburban area that is easily accessible to community based recreational facilities, shopping centers, medical facilities, and places of worship. The Franklin-Bingham Farms Police Department responds to emergency calls from the home. Beaumont Hospital- Royal Oak and Ascension Providence Hospital- Southfield are located less than 10 miles from the home.

The home is equipped with an electric water heater. The furnace is located in a utility closet in the hallway, which is equipped with a 1¾-inch solid core door with an automatic self-closing device and positive latching hardware. The furnace room is equipped with a permanent outside vent that cannot be closed to assure that there is adequate air for proper combustion. The facility has an interconnected, hardwired smoke detection system, with battery backup, which is fully operational.

The home has a private well and public sewage system. An environmental health inspection was completed on 10/31/22 by the Oakland County Health Division and the home was determined to be in substantial compliance with applicable rules.

The home is wheelchair accessible, as the front egress door leads directly to a firm-surfaced, unobstructed built-in ramp which allows the occupants to move a safe distance away from the building.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	10 x 10.4	104	1
2	10.5 x 10.8	113.4	1
3	11.9 x 12.9	135.5	2
4	11.9 x 15.9	189.2	2
5	9.3 x 11.8	109.7	0 (owner's bedroom)

Total capacity: 6

The living room and dining room areas measure over 605 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Rushmore Manor intends to provide 24-hour supervision, protection, and personal care to six male or female residents, aged 60 and older. The facility will accommodate aged individuals, including those who are diagnosed with Alzheimer's disease, dementia, or a traumatic brain injury. The facility will also accept residents who are receiving hospice care. Rushmore Manor will provide assistance with activities of daily living, including but not limited to housekeeping, laundry, meal prep, nutritional support, medication management, bathing, dressing, and personal care, as based on the individual needs of each resident and as specified in the individual assessment plan.

Rushmore Manor will utilize local community resources for medical services, dental services, religious observance, and recreation. Dental services, physician services, occupational therapy, and podiatry services can be scheduled to visit the home and provide care as needed. There are many multi faith churches and synagogues located within a short drive of the home. The Franklin Library is located within five minutes of the home and the Franklin Cider Mill is nearby.

C. Applicant and Responsible Person Qualifications

The applicant, Maria Lupas, identified Laurent Lupas as the responsible person who can provide up to 72 hours of emergency coverage. A licensing record clearance request was completed for Maria Lupas and Laurent Lupas. Maria Lupas and Laurent Lupas submitted medical clearance forms with statements from a physician documenting their good health and current TB negative results.

Maria Lupas indicated that she has sufficient financial resources to provide for the adequate care of the residents for a period of at least three months.

Maria Lupas acknowledged that an adult foster care family home requires the licensee to reside in the home in order to maintain this category type of adult foster care license. Maria Lupas provided a copy of her driver's license showing that her address is the same as the adult foster care family home.

The supervision of residents in this family home licensed for six residents will be the responsibility of Maria Lupas 24-hours a day, seven days a week with the responsible person on call to provide supervision in relief.

Maria Lupas acknowledged an understanding of the qualification requirements for the responsible person or volunteers providing care to residents in the home.

Maria Lupas acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

Maria Lupas acknowledged an understanding of the administrative rules regarding medication procedures. In addition, Maria Lupas indicated that resident medication will be locked up and that daily medication logs will be maintained on each resident receiving medication.

Maria Lupas acknowledged the responsibility to obtain all required documentation and signatures that are to be completed prior to the responsible person and volunteers or staff working directly with residents. In addition, the applicant acknowledged the responsibility to maintain current employee records on file in the home for the licensee, responsible person, volunteers, or staff, and the retention schedule for all of the documents contained within each employee's file.

Maria Lupas acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Maria Lupas acknowledged an understanding of the administrative rules regarding the discharge criteria and procedural requirements for issuing a 30-day discharge written notice to a resident as well as when a resident can be discharged before the issuance of a 30-day written discharge notice.

Maria Lupas acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights.

Maria Lupas acknowledged an understanding of the administrative rules regarding the written and verbal reporting of accidents and incidents and the responsibility to conduct an immediate investigation of the cause. Maria Lupas indicated her intention to achieve and maintain compliance with reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Maria Lupas acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intend to comply.

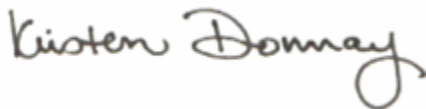
Maria Lupas acknowledged the responsibility to obtain the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home, as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, Maria Lupas acknowledged the responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

D. Rule/Statutory Violations

Maria Lupas was in compliance with the licensing act and applicable administrative rules at the time of licensure. It should be noted that at the time of licensure there were three residents residing in the home.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to Rushmore Manor, an adult foster care family home with a capacity of six residents.



11/22/2023

Kristen Donnay
Licensing Consultant

Date

Approved By:



11/27/2023

Denise Y. Nunn
Area Manager

Date