



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

January 25, 2024

Matthew Sufnar
Randall Residence of Sterling Heights, LLC
13400 19 Mile Rd
Sterling Heights, MI 48313

RE: License #: AL500402687
Investigation #: 2024A0990004
Randall Residence of Sterling Heights I
AMENDED REPORT
Original Report dated: January 23, 2024

Dear Mr. Sufnar:

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.
- Indicate how continuing compliance will be maintained once compliance is achieved.
- Be signed and dated.

A six-month provisional license is recommended. If you do not contest the issuance of a provisional license, you must indicate so in writing; this may be included in your corrective action plan or in a separate document. If you contest the issuance of a provisional license, you must notify this office in writing and an administrative hearing will be scheduled. Even if you contest the issuance of a provisional license, you must still submit an acceptable corrective action plan.

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.

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 "L. Reed".

LaShonda Reed, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place, Ste 9-100
Detroit, MI 48202
(586) 676-2877

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL500402687
Investigation #:	2024A0990004
Complaint Receipt Date:	12/01/2023
Investigation Initiation Date:	12/01/2023
Report Due Date:	01/30/2024
Licensee Name:	Randall Residence of Sterling Heights, LLC
Licensee Address:	13400 19 Mile Rd Sterling Heights, MI 48313
Licensee Telephone #:	(586) 254-5719
Administrator:	Matthew Sufnar
Licensee Designee:	Matthew Sufnar
Name of Facility:	Randall Residence of Sterling Heights I
Facility Address:	13400 19 Mile Rd Sterling Heights, MI 48313
Facility Telephone #:	(586) 254-5719
Original Issuance Date:	08/11/2020
License Status:	REGULAR
Effective Date:	02/11/2023
Expiration Date:	02/10/2025
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. ALLEGATION(S)

	Violation Established?
The building was evacuated due to a fire.	Yes

III. METHODOLOGY

12/01/2023	Special Investigation Intake 2024A0990004
12/01/2023	Special Investigation Initiated - Telephone I called Matt Sufnar, licensee designee (LD).
12/01/2023	APS Referral Adult Protective Services (APS) intake is not required. There are no allegations of abuse or neglect.
12/04/2023	Contact - Telephone call made I conducted a phone interview with Mr. Sufnar.
01/02/2024	Contact - Document Received I received an email from Mr. Sufnar.
01/12/2024	Contact - Document Received I received the Inspection Report from the Fire Marshal. The rating is "disapproved".
01/16/2024	Contact - Telephone call made I conducted a phone interview with Eric from Belford Contracting.
01/16/2024	Contact - Telephone call made I conducted a phone call with David Cueny, fire inspector.
01/17/2024	Inspection Completed On-site I conducted an onsite inspection of the fire damage. I interviewed Mr. Sufnar.
01/17/2024	Exit Conference I conducted an exit conference with Mr. Sufnar.

ALLEGATION:

The building was evacuated due to a fire.

INVESTIGATION:

On 12/01/2024, I received a phone call from Matt Sufnar, licensee designee. Mr. Sufnar said that there was a fire on 11/25/2023 between building #1 and #2 (license # AL500402688) that are conjoined. No residents were injured or needed medical care. The residents from both buildings are moved to the other buildings or with family. Mr. Sufnar said that it is unclear how the fire began, and the fire inspector was on the scene. Mr. Sufnar said it will be several months before the buildings can be repaired. We discussed the pending new applications for the licenses. As a result, I opened a special investigation.

Note: On 11/21/2023, I conducted an inspection for this building for the new application/license for this facility which will be named, The Courtyard at Sterling Heights application/license AL500416939.

On 12/04/2023, I conducted a phone interview with Mr. Sufnar. I informed Mr. Sufnar that a special investigation is required due to damages over \$5000. I informed him that the license would have to be placed on a provisional license. Mr. Sufnar said that the fire inspector as well as the insurance companies are investigating the fire. It will be several weeks or months before the investigations are concluded. Mr. Sufnar said that the residents were moved to available rooms at buildings #3 and #4 as well as their other location in Auburn Hills, Michigan.

Mr. Sufnar said that the joint inspections have now been rescheduled three times with the fire marshal, insurance company and contractor. The new inspection date is scheduled for 01/17/2024. Mr. Sufnar anticipates that after that date, they will know what caused the fire and move forward with the repairs. Mr. Sufnar provided the contact information for fire inspector David Cueny and contracting company contact person named Eric from Belford.

On 01/12/2024, I received the inspection report from the fire marshal. The rating is "disapproved". The inspection was completed on 01/10/2024. It was documented that a fire occurred on 11/25/2023, in the attic space above the kitchen between building #1 and building #2. The fire is still under investigation. A total of 20 residents were relocated. The building is under repair and vacant.

On 01/16/2024, I conducted a phone interview with Eric from Belford Contracting. Eric said that his company will be doing the repairs. Eric said that the insurance company has not released the scene therefore, repairs cannot begin. The only thing that has been allowed to be done at the property was an emergency clean up and some demolition. Eric said that the fire occurred at the main artery of the buildings which will

make the repairs complicated. There is a meeting scheduled 01/17/2024 and they will know if they can begin repairing the building.

On 01/16/2024, I conducted a phone call with David Cueny, fire inspector. Mr. Cueny confirmed the inspection for tomorrow 01/17/2024. Mr. Cueny said that the formal report for the inspection may be completed in a couple of weeks before the repairs can begin.

On 01/17/2024, I conducted an onsite inspection and observed the fire damage. I interviewed Mr. Sufnar. Mr. Sufnar said that the inspection was held this morning with the fire marshal and contractor which lasted three hours. The official investigative report will not be received for at least two weeks. Mr. Sufnar was informed that the fire was an “anomaly”. The group of wires in the attic heated up in the boiler room and with the insulation this is how the fire started. Mr. Sufnar said that there was no way the fire could have been prevented. I observed the locked area of the boiler room and took a photo of the where the fire began. I observed the kitchen and dining had been gutted and there was water damage from the sprinklers.

On 01/17/2024, I conducted an exit conference with Mr. Sufnar. He was informed that the license will be modified to a provisional for six months. After the repairs are completed then the license can be renewed to a regular license.

APPLICABLE RULE	
R 400.15403	Maintenance of premises.
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.
ANALYSIS:	Based on the investigation there is evidence to support that the facility is not currently constructed to provide adequate health and safety for residents due to a fire in the building. The fire occurred at the main artery of the conjoined buildings #1 and #2 in the boiler room. The fire marshal conducted an inspection on 01/10/2024, and the facility received a “disapproved” rating. The formal disposition of the fire investigation is pending.
CONCLUSION:	VIOLATION ESTABLISHED

APPLICABLE RULE	
R 400.15403	Maintenance of premises.
	(15) A written report shall be made to the adult foster care licensing division of the department, the resident's designated representative, and the responsible agency within 48 hours,

	excluding holidays and weekends, of the occurrence of any fire and property damage of more than \$5,000.00.
ANALYSIS:	On 12/01/2023, I was notified that there was a fire at the facility. At this time a written report within 48 hours of the fire damage has not been received however, it is projected to be timely and costly repair due to the damages.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend modification of the license to provisional.

L. Reed

01/19/2024

LaShonda Reed
Licensing Consultant

Date

Approved By:

Denise Y. Nunn

01/23/2024

Denise Y. Nunn
Area Manager

Date

**AMENDED REPORT
SIR# 2024A0990004**

PURPOSE OF AMENDMENT

The purpose of the amended report is to add additional contacts made prior to the initiation of this special investigation and change the analysis and findings for rule R 400.15403(15) from Violation Established to Violation Not Established.

METHODOLOGY

On 11/27/2023 - I received a telephone call from licensee designee Matt Sufnar. Mr. Sufnar reported a fire in the buildings on November 25, 2023. Mr. Sufnar did not report injuries. The residents were evacuated.

On 11/27/2023 - I emailed Mr. Sufnar requesting confirmation of which buildings were evacuated. Mr. Sufnar replied via email that buildings #1 and #2 were evacuated.

DESCRIPTION OF FINDINGS AND CONCLUSIONS

On 11/27/2023, Mr. Sufnar verbally and via email reported the fire and evacuation via email. Mr. Sufnar said that buildings #1 and #2 were evacuated.

Based on the information received, rule R 400.15403 (15) establishes no violation. The fire and property damage were reported in writing within 48 hours.

APPLICABLE RULE	
R 400.15403	
	(15) A written report shall be made to the adult foster care licensing division of the department, the resident's designated representative, and the responsible agency within 48 hours, excluding holidays and weekends, of the occurrence of any fire and property damage of more than \$5,000.00.
ANALYSIS:	Mr. Sufnar, licensee designee, verbally reported the evacuation and fire on 11/27/2023. The fire occurred on 11/25/2023. Mr. Sufnar replied via email, confirming that buildings #1 and #2 were evacuated in the fire. Therefore, there is insufficient evidence to support that the fire and property damage were not reported in writing to the licensing division within 48 hours.
CONCLUSION:	VIOLATION NOT ESTABLISHED

RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan, I recommend modification of the license to provisional.

L. Reed

LaShonda Reed
Licensing Consultant

01/25/2024

Date

Approved by:

Denise Y. Nunn

01/25/2024

Denise Y. Nunn
Area Manager

Date