



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

February 29, 2024

Judith Maki
423 Mccallum Road
Montgomery, MI 49255

RE: License #: AL300077696
Investigation #: 2024A1032029
The Haven

Dear Judith Maki:

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.
- Be signed and dated.

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. If I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0183.

Sincerely,

Dwight Forde, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL300077696
Investigation #:	2024A1032029
Complaint Receipt Date:	02/26/2024
Investigation Initiation Date:	02/26/2024
Report Due Date:	03/27/2024
Licensee Name:	Judith Maki
Licensee Address:	423 Mccallum Road Montgomery, MI 49255
Licensee Telephone #:	(269) 381-2175
Name of Facility:	The Haven
Facility Address:	423 Mccallum Road Montgomery, MI 49255
Facility Telephone #:	(517) 296-4455
Original Issuance Date:	09/17/1998
License Status:	REGULAR
Effective Date:	10/21/2022
Expiration Date:	10/20/2024
Capacity:	20
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
The ceiling is leaking and falling in.	Yes
There are broken windows.	No
There is a staircase in disrepair.	Yes
Additional Findings	No

III. METHODOLOGY

02/26/2024	Special Investigation Intake 2024A1032029
02/26/2024	Special Investigation Initiated - On Site
02/26/2024	Exit Conference

ALLEGATION:

- **The ceiling is leaking and falling in.**
- **There are broken windows.**
- **There is a staircase in disrepair.**

INVESTIGATION:

On 2/26/24, I interviewed licensee Judith Maki in the home. Ms. Maki reported that there was a flood in the upstairs east bathroom, which resulted in water damage to the ceiling in the sitting room that abuts the dining room. Ms. Maki reported that this occurred about a week ago. She stated that the employee who usually takes care of repairs is on a leave of absence. Ms. Maki denied that there was black mold in the home. She denied that there were broken windows in the home. I asked Ms. Maki if she had sent a fire alarm test record to the bureau of fire services and she responded that she had done so.

I interviewed Resident A in the home. Resident A reported that there was a leak in the east bathroom upstairs, causing ceiling damage to the sitting room downstairs. He advised that this took place within the past two weeks.

I observed that east and west bathrooms upstairs. The east bathroom was well painted. The west bathroom ceiling was beginning to peel. Both lavatories had significant rust stains in the sinks, bowls and tubs. I observed windows in the bedrooms and bathrooms, and there were no broken windows. The east bathroom was where the leak occurred, causing damage to the sitting room ceiling.

I observed the north fire escape stairwell. There was ceiling damage to the stairwell that did not allow the exit door to fully open. The bottom step was in disrepair.

I observed the east fire escape stairwell. There was ceiling damage toward the end of the staircase. Some of the debris had fallen at the bottom of the staircase. There was a hole observed in the stairwell housing structure.

During my onsite inspection I did not observe any broken windows.

APPLICABLE RULE	
R 400.15403	Maintenance of premises.
	(4) A roof, exterior walls, doors, skylights, and windows shall be weathertight and watertight and shall be kept in sound condition and good repair.
	(5) Floors, walls, and ceilings shall be finished so as to be easily cleanable and shall be kept clean and in good repair.
ANALYSIS:	I observed ceiling damage to both fire escape stairwells, as well as ceiling damage in the sitting room, caused by a leak in an upstairs bathroom. There were areas of the ceiling upstairs that were not properly maintained, as evidenced by peeling paint.
CONCLUSION:	VIOLATION ESTABLISHED

On 2/26/24, I conducted an exit conference with licensee Judith Maki. I provided a list of violations I observed. Ms. Maki agreed that the areas cited needed to be fixed and committed to doing so.

IV. RECOMMENDATION

Upon receipt of an acceptable corrective action plan, as well as repairs to the affected areas of the home, I recommend no change to the status of this license.

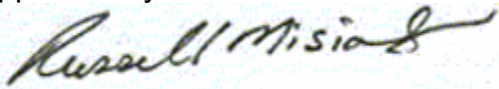


2/29/24

Dwight Forde
Licensing Consultant

Date

Approved By:



3/6/24

Russell B. Misiak
Area Manager

Date