



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

December 16, 2024

Valerica Petrea
02990 Hiller Road
West Bloomfield, MI 48324

RE: License #: AF630316592
Investigation #: 2025A0626001
Marshbank Manor

Dear Valerica Petrea:

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 (313) 456-0380.

Sincerely,

A handwritten signature in cursive script that reads "Sara E. Shaughnessy". The signature is written in black ink and is positioned below the word "Sincerely,".

Sara Shaughnessy, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(248) 320-3721

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AF630316592
Investigation #:	2025A0626001
Complaint Receipt Date:	10/24/2024
Investigation Initiation Date:	10/24/2024
Report Due Date:	12/23/2024
Licensee Name:	Valerica Petrea
Licensee Address:	2990 Hiller Road West Bloomfield, MI 48324
Licensee Telephone #:	(248) 242-6222
Name of Facility:	Marshbank Manor
Facility Address:	2990 Hiller Road West Bloomfield, MI 48324
Facility Telephone #:	(248) 242-6222
Original Issuance Date:	10/23/2012
License Status:	REGULAR
Effective Date:	04/25/2023
Expiration Date:	04/24/2025
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. ALLEGATION(S)

	Violation Established?
Licensee is not living in the licensed family home.	Yes
Licensee is employing “undocumented aliens” to care for residents.	Yes
Additional Findings	Yes

III. METHODOLOGY

10/24/2024	Special Investigation Intake 2025A0626001
10/24/2024	APS Referral Adult Protective Services (APS) referral made.
10/24/2024	Special Investigation Initiated – Letter Initiated via referral to APS.
10/28/2024	Inspection Completed On-site Unannounced onsite inspection completed with licensing consultant Frodet Dawisha. Interviews were completed with direct care staff employees, Adina Petrea, Beatrice Ocha, licensee, Valerica Petrea, and Relative E1. Obtained resident information sheets.
10/29/2024	Contact - Telephone call made Follow-up with licensee, Valerica Petrea, she was advised to apply for small group home license no later than 11/01/2024.
10/30/2024	Contact - Telephone call made Interviewed Relative A1 and Relative B1. Messages were left for Relative C1 and attempted contact with Jason Bud, voicemail full.
10/31/2024	Contact - Document Sent Email sent to licensee requesting follow up.
11/01/2024	Contact - Document Sent Email sent to licensee with rule regarding being on premises.

11/01/2024	Contact - Telephone call made Interviews with Relative C1 and Relative D1.
11/01/2024	Contact - Telephone call made Telephone call made to Heart to Heart Hospice. The director was not in, a message will be relayed.
11/04/2024	Contact - Document Received Email received from licensee indicating she does not have any contact information for Brenda.
11/04/2024	Contact - Telephone call received Interview with household member, Jason Bud.
11/04/2024	Contact - Document Received Email received from Heart to Heart Hospice
11/08/2024	Contact - Telephone call made Conducted telephone interview with Pavel Petrea, licensee's husband.
12/02/2024	Exit Conference Conducted exit conference, via telephone, with licensee, Valerica Petrea.

ALLEGATION:

Licensee is not living in the licensed family home.

INVESTIGATION:

On 10/24/2024, I received the complaint, via email, which indicated the licensee, Valerica Petrea, is not living in the licensed family home as required. Ms. Petrea has not lived in the home in a few years.

On 10/24/2024, I conducted a deed search through the Oakland County Michigan Clerk/Register of Deeds site. While conducting the search, I found Ms. Petrea not only owned the home known as Marshbank Manor at 2990 Hiller Rd, West Bloomfield, MI, but she also purchased a home in, Oxford MI, in 2017. I conducted subsequent searches of voter records and Secretary of State records, both listing her address as 2990 Hiller Rd, West Bloomfield.

On 10/28/2024, I conducted an unannounced investigation onsite. I interviewed direct care staff member, Beatrice Ocha, who said she has been employed by Ms. Petrea for approximately 11 years. Ms. Ocha said Ms. Petrea was not at the home today. Ms.

Ocha stated that Ms. Petrea sleeps at the home in Oxford. She stated that Ms. Petrea's adult daughter, Adina Petrea and her husband, Jason Bud, live in the home and Ms. Petrea is there every day.

On 10/28/2024, I interviewed Adina Petrea, Ms. Petrea's adult daughter, Adina said her and her husband, Jason Bud, live in the basement and have been for approximately one year. She said Mr. Bud does not work with the residents; he just lives in the home. She stated that Ms. Petrea was not currently at the home. When asked if Ms. Petrea was at her other home, she appeared confused and then said Ms. Petrea was in Oxford. She also said Ms. Petrea has had the home in Oxford since 2017. Adina Petrea contacted Ms. Petrea during my onsite inspection and stated that she was on her way to the home.

On 10/28/2024, I interviewed Ms. Petrea. She said she had been to and from Marshbank Manor and the home she owns in Oxford. Ms. Petrea said that her legal residence is still Marshbank Manor on Hiller St. I informed Ms. Petrea the licensing rule requires the adult foster care family home licensee must be a member of the household and an occupant of the residence. I informed Ms. Petrea that if she no longer resided in the home, she would have to apply for a small group home license.

On 10/28/2024, AFC Licensing Consultant, Frodet Dawisha, interviewed Relative E1 who was visiting Resident E. Relative E1 said he had no concerns with the care Resident E is receiving and he is there often. Relative E1 said he always sees at least two staff members on duty when he visits. Ms. Dawisha attempted to interview Resident E, however due to her limited cognitive abilities, an interview could not be conducted. Ms. Dawisha then asked Resident A, Resident B, and Resident C, who were sitting in the living room, if any of them would agree to interview with her and none of them would and/or could, agree.

On 11/01/2024, I interviewed Relative C1 via telephone. Relative C1 stated that there was an incident in which Resident C called in the middle of the night due to no one responding to Resident C's bell, indicating assistance was needed. Relative C1 stated she attempted phone contact with the home, several times, and no one answered. She contacted the hospice agency, and they attempted contact. The hospice agency contacted Ms. Petrea, and she was able to get someone in the home to respond. She said Resident C does not want to leave the home and does not want her to say anything and cause trouble.

On 11/01/2024, I contacted Heart to Heart Hospice, requesting information regarding Resident C's care at Marshbank Manor. I received an email from the executive director, Nicole Lewis, on 11/04/2024 indicating her staff informed her it varies whether Ms. Petrea is in the home when they are there attending to patients. Ms. Lewis also wrote that on 09/28/2024, at 4:00 am, they received a phone call from Relative C1, requesting they send someone to the home to check on Resident C. The triage nurse called the home several times and did not get an answer, so a nurse was dispatched to the home. The nurse arrived at 5:20 am and upon her arrival, Resident C was being attended to.

According to Ms. Lewis, the nursing notes indicate the nurse spoke with Ms. Petrea, but do not indicate who was at the home when she showed up.

On 11/04/2024, I conducted a phone interview with Adina Petrea's husband, Jason Bud. Mr. Bud stated he moved into the home approximately one year ago. He denied helping with any of the residents and stated he works two jobs outside of the home. He stated that Ms. Petrea is at the home every day. He denied knowing what time she arrives in the morning, as he leaves early for work. He said Ms. Petrea is always there when he arrives home from work.

On 11/08/2024, I completed a phone interview with Pavel Petrea, husband to Ms. Petrea and listed responsible person. Mr. Petrea said that they live in the Marshbank Manor home full time with the residents. When asked about the home in Oxford, he stated they are there sometimes. He stated they go to Oxford occasionally on the weekends.

I conducted phone interviews with Relative A1, Relative B1, and Relative D1. Relative A1 and Relative B1 denied any concerns regarding the care of their relatives. Relative D1 stated that her relative was moved after determining he needed a higher level of care. Relative A visits 1-2 times per month and stated Ms. Petrea is there when she visits. Relative B1 stated he visits 1-2 per week and Ms. Petrea is there most of the time. Relative D1 stated she never knew anyone's name when she visited and stated there were always just nurses there.

On 11/04/2024, Ms. Petrea applied for a small group home license at 2990 Hiller Road, West Bloomfield according to BITS.

APPLICABLE RULE	
MCL 400.703	Definitions; A.
	(5) "Adult foster care family home" means a private residence with the approved capacity to receive at least 3 but not more than 6 adults to be provided with foster care. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
ANALYSIS:	Based on the information gathered through my investigation, there is sufficient information to conclude that the licensee, Valerica Petrea, is not a member of the household or occupant of the home. Ms. Petrea bought a new home in Oxford in 2017. The caregiver, Beatrice Ocha, stated Ms. Petrea sleeps at the home in Oxford. According to Ms. Petrea's son in law, Jason Bud, Ms. Petrea comes to the home after he leaves for work in the morning. Valerica Petrea and her husband, Pavel Petrea, provided conflicting information during their interviews. While

	<p>Ms. Petrea said she goes between the homes, Mr. Petrea stated that they live at Marshbank Manor full time. Ms. Petrea was not at the home when Relative C1 tried to contact her when Resident C needed assistance in the early morning hours.</p> <p>Ms. Petrea submitted an application for a small group home on 11/04/24.</p>
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION:

Licensee is employing “undocumented aliens” to care for residents.

INVESTIGATION:

On 10/28/2024, I conducted an unannounced onsite investigation. I interviewed the direct care staff member, Beatrice Ocha. When asked if there was anyone else working in the home, Ms. Ocha stated there was another direct care staff working there and advised me to ask Ms. Petrea about her.

On 10/28/2024, I interviewed Adina Petrea, Ms. Petrea’s daughter, who resides in the home with her husband. She denied anyone else working in the home besides, her, Ms. Ocha, and Ms. Petrea.

On 10/28/2024, I interviewed Ms. Petrea and asked to see her employees’ health statement, proof of tuberculosis testing within the last three years, and Workforce Background Check Eligibility letter. Ms. Petrea informed me she only had those items for Ms. Ocha. When asked if there were any other employees, Ms. Petrea said she did not have any other employees, only Adina Petrea and Beatrice Ocha. When asked again about any additional staff working in the home, Ms. Petrea asked, “Do you mean Brenda?” I asked Ms. Petrea for Brenda’s last name and contact information. Ms. Petrea denied knowing either. Ms. Petrea stated that she had not checked her identification, completed a background check, or checked her Social Security card prior to allowing her to work in the home with residents. Ms. Petrea stated she did not know if it was legal for Brenda to work in the United States. She said Brenda was not there often and was only in the home while she was there and to assist with household chores.

On 11/01/2024, I interviewed Relative C1, who stated she had concerns regarding direct care staff member, Brenda. She said Brenda was rude to her and Resident C.

Relative C1 stated that she observed Brenda working at the home alone on several occasions.

On 11/04/2024, I received an email from Nicole Lewis, director at Heart-to-Heart Hospice. She stated that her staff has minimal contact with Brenda, as she works nights and weekends.

On 11/04/2024, I conducted a phone interview with Ms. Petrea’s son in law, Jason Bud, who lives in the home. Mr. Bud denied knowing Brenda or anything about her.

On 11/04/2024, I contacted West Bloomfield Hills Police Department, requesting police calls made to the home. I received three reports on 11/05/2024, all for hospice deaths. None of the reports referenced anyone other than Ms. Petrea or her daughter being present. There was no information regarding any other employees, including Brenda.

On 11/08/2024, I completed a phone interview with Pavel Petrea, husband to Ms. Petrea, and listed responsible person. He stated he does not know Brenda’s last name and that she was only there for a few hours “here and there” to help with cleaning and laundry.

APPLICABLE RULE	
MCL 400.734b	Employing or contracting with certain individuals providing direct services to residents; prohibitions; criminal history check; exemptions; written consent and identification; conditional employment; use of criminal history record information; disclosure; determination of existence of national criminal history; failure to conduct criminal history check; automated fingerprint identification system database; electronic web-based system; costs; definitions.
	(2) Except as otherwise provided in this subsection or subsection (6), an adult foster care facility shall not employ or independently contract with an individual who has direct access to residents until the adult foster care facility or staffing agency has conducted a criminal history check in compliance with this section or has received criminal history record information in compliance with subsections (3) and (11).
ANALYSIS:	Based on the information gathered through my investigation, there is sufficient information to conclude that a criminal history check was not completed for the caregiver “Brenda”. The background checks require a proof of identity and a Social Security number, both of which Ms. Petrea admitted to not having regarding “Brenda”. Furthermore, Ms. Petrea’s daughter, Adina Petrea, works and lives in the home, and did not have a criminal history check completed.
CONCLUSION:	VIOLATION ESTABLISHED

ADDITIONAL FINDINGS:

INVESTIGATION:

On 10/28/2024, I conducted an unannounced onsite inspection at Marshbank Manor. I was informed that the licensee's daughter, Adina Petrea, and her husband, Jason Bud, live in the home. There are two additional staff working in the home, Beatrice Ocha, and an individual named Brenda. I interviewed the licensee, Valerica Petrea, and asked to see her employees' health statement and proof of tuberculosis testing within the last three years. Ms. Petrea informed me she only had those items for Ms. Ocha. She did not have any documentation for Adina Petrea, Jason Bud, or Brenda.

APPLICABLE RULE	
R 400.1405	Health of a licensee, responsible person, and member of the household.
	(2) A licensee shall have on file with the department a statement signed by a licensed physician or his or her designee with regard to his or her knowledge of the physical health of the licensee and each responsible person. The statement shall be signed within 6 months before the issuance of a license and at any other time requested by the department.
ANALYSIS:	During the onsite inspection, Ms. Petrea did not have a statement signed by a licensed physician or his or her designee, regarding the physical health of Adina Petrea, Jason Bud, or Brenda. Furthermore, Ms. Petrea admitted to not knowing Brenda's last name, or having any paperwork regarding her.
CONCLUSION:	VIOLATION ESTABLISHED

APPLICABLE RULE	
R 400.1405	Health of a licensee, responsible person, and member of the household.
	(3) A licensee shall provide the department with written evidence that he or she and each responsible person in the home is free from communicable tuberculosis. Verification shall be within the 3-year period before employment and verification shall occur every 3 years thereafter.

ANALYSIS:	During the onsite inspection, Ms. Petrea did not have verification of tuberculosis negative results on file for Adina Petrea, Jason Bud, or Brenda.
CONCLUSION:	VIOLATION ESTABLISHED

INVESTIGATION:

On 10/28/2024, during the onsite investigation, I inspected resident records. While inspecting these records, I found the following:

- Resident E’s resident information identification record was missing marital status, insurance information, burial provisions, contact information for preferred physician and hospital, and admission date.
- Resident A’s resident information identification record was missing a Social Security number, marital status, date of birth, home address, sex, date of admission, and burial provisions.
- Resident C’s resident information identification record was missing Social Security number, home address, religious preference, insurance information, and burial provisions.
- Resident D’s resident information identification record was missing Social Security number, home address, date of discharge, religious preference, insurance information, and the correct last name.

On 12/02/2024, I conducted an exit conference via telephone with the licensee, Valerica Petrea. I reviewed the findings of the investigation with Ms. Petrea. Ms. Petrea stated she is continuing with the small group home license and indicated she understands that she is to reside in the home until the license has been changed. Ms. Petrea stated she is going to accept the provisional license.

APPLICABLE RULE	
R 400.1422	Resident records.
	Resident records. (1) A licensee shall complete and maintain a separate record for each resident and shall provide record information as required by the department. A resident record shall include, at a minimum, all of the following information: (a) Identifying information, including, at a minimum, all of the following: (i) Name. (ii) Social security number. (iii) Home address.

