



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

February 11, 2025

Zubair Ahmed  
Pine Tree Place LLC  
5480 Parview  
Clarkston, MI 48346

RE: License #: AL630079545  
Investigation #: 2025A0991011  
Pine Tree Place

Dear Zubair Ahmed:

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.
- The signature of the responsible party and a date.

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. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 dark ink that reads "Kristen Donnay". The signature is written in a cursive style with a large, looped "D" and a trailing flourish.

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  
SPECIAL INVESTIGATION REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AL630079545
<b>Investigation #:</b>	2025A0991011
<b>Complaint Receipt Date:</b>	01/27/2025
<b>Investigation Initiation Date:</b>	01/27/2025
<b>Report Due Date:</b>	03/28/2025
<b>Licensee Name:</b>	Pine Tree Place LLC
<b>Licensee Address:</b>	5480 Parview Clarkston, MI 48346
<b>Licensee Telephone #:</b>	(248) 710-7056
<b>Administrator:</b>	Ashly Liskey
<b>Licensee Designee:</b>	Zubair Ahmed
<b>Name of Facility:</b>	Pine Tree Place
<b>Facility Address:</b>	5480 Parview Clarkston, MI 48346
<b>Facility Telephone #:</b>	(248) 922-7266
<b>Original Issuance Date:</b>	02/12/1999
<b>License Status:</b>	REGULAR
<b>Effective Date:</b>	07/17/2024
<b>Expiration Date:</b>	07/16/2026
<b>Capacity:</b>	20
<b>Program Type:</b>	ALZHEIMERS AGED

## II. ALLEGATION(S)

	Violation Established?
A pipe in the facility's sprinkler system burst, causing water damage to the facility and displacing residents from their bedrooms.	Yes

## III. METHODOLOGY

01/27/2025	Special Investigation Intake 2025A0991011
01/27/2025	Special Investigation Initiated - Telephone Call to administrator- Ashly Liskey
01/28/2025	Inspection Completed On-site Interviewed administrator and licensee designee
01/29/2025	Contact - Document Received Fire watch log
01/31/2025	Contact - Document Received Room sharing consents
02/11/2025	Exit Conference Left message for licensee designee, Zubair Ahmed, and followed up with administrator, Ashly Liskey

### ALLEGATION:

**A pipe in the facility's sprinkler system burst, causing water damage to the facility and displacing residents from their bedrooms.**

### INVESTIGATION:

On 01/24/25, Larry DeWachter, from the Bureau of Fire Services (BFS) reported to licensing that the sprinkler system at Pine Tree Place burst earlier this week and half of the facility is shut down. Some of the residents are doubled up in other bedrooms, which BFS approved. I also received a voicemail message on 01/27/25 from the administrator at Pine Tree Place, Ashly Liskey, informing me of the burst sprinkler pipe and damage to the facility. I opened an investigation on 01/27/25 and initiated my investigation by

contacting the administrator, Ashly Liskey. Ms. Liskey stated that the sprinkler system has been repaired and is in working condition, but they are waiting on the insurance adjuster to come out to assess the damage. She stated that they need to replace carpet, dry wall, and the ceiling where the pipe burst. Some of the residents are temporarily displaced from their rooms. A referral was not made to Adult Protective Services (APS), as there were no allegations of abuse or neglect.

On 01/28/25, I conducted an onsite inspection at Pine Tree Place. I interviewed the administrator, Ashly Liskey. Ms. Liskey stated that the sprinkler pipe burst in Bedroom #5 on Thursday, 01/23/25. It is believed that the sprinkler pipe burst due to the extreme cold weather. Nobody was injured at the time the pipe burst, but it caused extensive damage to Bedroom #5 and five other bedrooms were impacted due to flooding in that wing of the building. Per the advice of the BFS inspectors, the residents staying on the damaged side of the building were moved to shared bedrooms or into makeshift rooms that were partitioned off in the common area of the home. Resident A initially moved into a partitioned room, but she was later moved to a shared bedroom. Resident B was moved to a shared bedroom, but he passed away on hospice on 01/24/25. Resident C was moved to a partitioned room, but her family decided they would be moving her out of the home. Resident D initially moved to a shared bedroom, but she was later moved to a partitioned room per her family's request. Resident E moved to an empty bed in a room that was already designated as a shared bedroom. Resident F moved to a shared room. Ms. Liskey stated that the building is back in compliance with the fire suppression system. Staff were following a fire watch protocol while the system was down, as advised by the fire department. They were conducting a full walkthrough of the building every hour to monitor the building for any problems or signs of a fire. They documented these patrols and submitted them to the fire department until it was determined that the fire suppression was in full working order on 01/25/25. Ms. Liskey stated that a remediation company has already been to the home, and the contractors are ready to begin working on the repairs. The insurance adjuster came to the home on 01/27/25, so they are just waiting on the insurance company's assessment and payment to begin the repairs.

On 01/28/25, I conducted a walkthrough of Pine Tree Place. I observed the sprinkler pipe that was replaced in the ceiling of Bedroom #5. I observed extensive water damage in Bedroom #5. The ceiling was completely removed, and several feet of drywall was cut out from the floor. The carpeting was water stained. The drywall and carpeting were damaged from the flooding in the other five bedrooms, as well as the drywall in the bathroom. The remediation company brought in fans to begin drying out the area. A plastic tarp and caution tape were hung to section off this area of the home and to prevent residents from entering the area. I observed two partitioned off makeshift bedrooms in the common area of the home. The partitioned rooms had a bed, chair, bedside table, lamp, television, mini refrigerator, and personal items for each resident. I observed the bedrooms that were converted into shared bedrooms. They had adequate space for an extra bed and allowed the residents to move about freely without any obstructions.

During the onsite inspection, I also interviewed the licensee designee, Zubair Ahmed, and his business partner, Harris Cheema. They verified the information that was provided by Ms. Liskey. They stated that they were hoping to have all of the repairs completed in approximately one month. They stated that they would not admit any new residents until all the repairs are completed and the residents have moved back into their assigned rooms. They stated that they also plan to reinsulate the fire suppression pipes throughout the entire building to prevent another incident from happening in the future. Mr. Ahmed, Mr. Cheema, and Ms. Liskey stated that they received verbal consent from all of the family members to allow the residents to share a bedroom or stay in the partitioned room, but they would request written consent as well.

I received and reviewed a copy of the fire watch log, which documents that the home was patrolled every hour from 5:00pm on 01/23/25 until 1:00pm on 01/25/25. These documents were submitted by Zubair Ahmed to the Independence Township Fire Department along with a photograph of the fire suppression system panel which shows "system is normal" as of 01/25/25 at 12:56pm.

I received and reviewed the written consents obtained from the family members of the displaced residents, indicating that they approved of the temporary living situation in a shared or partitioned room until the repairs were completed in the home.

On 02/10/25, I received an inspection report from BFS dated 02/04/25, which notes that the facility received temporary approval until 04/04/25. The report notes that the west wing of the building was not inspected. The wing is closed and the residents relocated for clean-up from a sprinkler break water damage. The wing will be inspected at the recheck with documentation review completed.

On 02/11/25, I contacted the licensee designee, Zubair Ahmed, to conduct an exit conference. He was not available, so I left a message requesting a return phone call. I contacted the administrator, Ashly Liskey, and informed her of my findings. She stated that they received the first check from the insurance company today, and the drywall is ready to be installed this week. She stated that the repairs should be completed within the next 60 days, and they will submit a corrective action plan to address the violation providing a timeline for the repairs.

<b>APPLICABLE RULE</b>	
<b>R 400.15403</b>	<b>Maintenance of premises.</b>
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.
<b>ANALYSIS:</b>	Based on the information gathered through my investigation, the home is not maintained to provide adequately for the health, safety, and well-being of the residents at this time. On 01/23/25,

	<p>a pipe in the fire suppression system burst in Bedroom #5, causing extensive water damage to Bedroom #5 and five surrounding bedrooms in the west wing of the facility, as well as the bathroom. The ceiling, carpet, and drywall were water damaged from flooding in the facility.</p> <p>Residents were temporarily relocated to shared bedrooms or partitioned rooms in the common area of the home, as their bedrooms cannot be inhabited at this time. The Bureau of Fire Services issued temporary approval for the facility until 04/04/25, as the west wing of the home was not inspected due to the damage from the sprinkler break.</p>
<b>CONCLUSION:</b>	<b>VIOLATION ESTABLISHED</b>

#### IV. RECOMMENDATION

Contingent upon the receipt of an acceptable corrective action plan, I recommend no change to the status of the license.

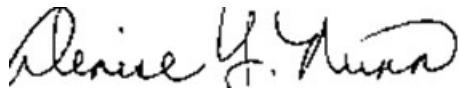


02/11/2025

Kristen Donnay  
Licensing Consultant

Date

Approved By:



02/11/2025

Denise Y. Nunn  
Area Manager

Date