



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

April 3, 2025

Marva Townsend
733 Prince LLC
733 Prince SE
Grand Rapids, MI 49507

RE: License #: AS410362376
Investigation #: 2025A0579027
Princeton AFC

Dear Ms. Townsend:

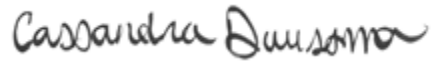
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- 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 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 (616) 356-0183.

Sincerely,

A handwritten signature in cursive script that reads "Cassandra Duursma".

Cassandra Duursma, Licensing Consultant
Bureau of Community and Health Systems
350 Ottawa, N.W., Unit 13
Grand Rapids, MI 49503
(269) 615-5050

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS410362376
Investigation #:	2025A0579027
Complaint Receipt Date:	03/17/2025
Investigation Initiation Date:	03/19/2025
Report Due Date:	05/16/2025
Licensee Name:	733 Prince LLC
Licensee Address:	733 Prince SE, Grand Rapids, MI 49507
Licensee Telephone #:	(616) 635-2957
Administrator:	Marva Townsend
Licensee Designee:	Marva Townsend
Name of Facility:	Princeton AFC
Facility Address:	733 Prince, Grand Rapids, MI 49507
Facility Telephone #:	(616) 259-7848
Original Issuance Date:	11/14/2014
License Status:	REGULAR
Effective Date:	05/14/2023
Expiration Date:	05/13/2025
Capacity:	6
Program Type:	DEVELOPMENTALLY DISABLED/ MENTALLY ILL ALZHEIMERS/ TRAUMATICALLY BRAIN INJURED/ AGED

II. ALLEGATION(S)

	Violation Established?
The home's shower is in the kitchen.	Yes
The outside condition of the home is unsafe.	Yes
Additional Finding	Yes

III. METHODOLOGY

03/17/2025	Special Investigation Intake 2025A0579027
03/19/2025	Special Investigation Initiated - Face to Face Attempted
03/26/2025	Contact- Document sent Marva Townsend, Licensee Designee
03/27/2025	Contact- Document received Marva Townsend, Licensee Designee
03/31/2025	Contact- Face to Face Marva Townsend, Licensee Designee
03/31/2025	Contact- Document sent Anthony Mullins, Licensing Consultant
04/03/2025	Exit Conference Marva Townsend, Licensee Designee

ALLEGATION: The home's shower is in the kitchen.

INVESTIGATION: On 3/17/25, I received this referral which alleged there is a shower stall in the kitchen area of the home with just a curtain enclosing it. There is concern regarding resident privacy.

On 3/19/25, I attempted an unannounced on-site investigation at the home. I knocked on the door, but no one answered. It did not appear anyone was in the home.

On 3/26/25, I contacted Ms. Townsend to schedule an on-site investigation at the home. She responded to coordinate a time to meet.

On 3/31/25, I completed a scheduled meeting with Ms. Townsend. I observed four residents in the home. I observed a shower stall with curtain that was visible from

the entryway of the home and located across from the sink, refrigerator, oven, and counters in the kitchen. There were no doors or walls separating the shower stall from the kitchen. There were no doors separating the kitchen from the entry hallway, dining room, or back hallway that led to an exit and a half bathroom. Ms. Townsend advised this shower is the only shower in the home and is regularly used by residents. She stated residents shower in the evening and come down one at a time to ensure their privacy. I observed a full bathroom upstairs that did not have a shower and had only a bathtub. She stated the shower in the kitchen was approved and encouraged by previous consultants and has been present for many years without anyone from licensing telling her it is not acceptable. She disputed why I was advising the shower did not provide privacy and would need to be modified or removed.

On 3/31/25, I contacted the home's assigned licensing consultant, Anthony Mullins, who completed the renewal inspection at this home in 2023. He reported he was aware of the shower, but Ms. Townsend advised him it was not used by residents. He stated Ms. Townsend reported the upstairs, full bathroom with the bathtub was used for resident bathing. He expressed concern that Ms. Townsend has a history of being dishonest with licensing, which was confirmed by reviewing the 2023 renewal inspection where she altered and falsified documents at the time of the inspection.

I reviewed the home's file and did not find any addendums to the original report. The original report noted there was a full bathroom on the second floor and a half bathroom on the main floor. I did not find a variance on file allowing for a shower stall to be placed in the kitchen of the home.

On 4/3/25, Ms. Townsend stated I misunderstood, the shower has always been in the home. I advised it was not listed in the original report or on the floorplan submitted, even though the other bathrooms in the home were.

APPLICABLE RULE	
R 400.14407	Bathrooms.
	(2) Toilets, bathtubs, and showers shall provide for individual privacy.
ANALYSIS:	<p>I observed a shower in the kitchen of the home. It was enclosed only with a shower curtain and open to the kitchen, which is open to the entry hallway, dining room, and exit hallway.</p> <p>Ms. Townsend confirmed residents regularly use the shower.</p> <p>I confirmed there are no variances or addendums allowing for the placement of this shower.</p> <p>Mr. Mullins reported Ms. Townsend previously reported residents only bathed in the full bathroom upstairs and did not</p>

	<p>use the shower in the kitchen.</p> <p>Based on the interviews completed and observation made, there is sufficient evidence the shower stall in the kitchen does not provide for individual resident privacy.</p>
CONCLUSION:	VIOLATION ESTABLISHED

ALLEGATION: The outside condition of the home is unsafe.

INVESTIGATION: On 3/17/25, I reviewed the referral which alleged the outside of the home seems unsafe. There are siding and roof pieces peeling and coming off. There is clutter on the outdoor patio area and the patio door is broken.

On 3/19/25, I approached the home. I found the patio door used to access the front door of the home was secured by a hook and eye latch, locking against egress. The patio did not appear cluttered. I had to reach through the open panel of the patio door to unlatch the hook to enter the patio and knock on the front door. When there was no response, I walked around the perimeter of the home. I found a large amount of broken glass from a storm door on the side of the home. I found broken shingles laying on the ground on the yard and driveway. I observed shingles missing from the roof. I observed the wooden roof trim has significant peeling paint exposing the wood. I found the driveway is cracked and raised in several areas near the home which creates a tripping hazard.

On 3/31/25, Ms. Townsend reported she had removed the hook and eye latch from the patio door. It was observed the door did not remain properly closed. She walked to the side of the home with me and observed the pile of broken glass that I previously observed. She stated she did not know that was there and she would have it cleaned and would remove the broken storm door. She stated that door is not utilized, and the storm door is not needed. I discussed my concern regarding the roof and Ms. Townsend reported the shingles were from the garage and not the home. I advised her there was a section of missing shingles I observed on the peak of her roof. While inside the home, I did not see signs of water damage from the roof or any safety concerns.

APPLICABLE RULE	
R 400.14403	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:	I observed significant broken glass on the side of the door that came from a shattered storm door. I observed the patio door

	<p>does not properly close. I found several raised cracks in the driveway near the home that posed tripping hazards. I found a section of the roof peak to have missing shingles. I also found the wood trim around the roof to have significant peeling paint exposing the wood.</p> <p>Based on the observations made, there is sufficient evidence to support the allegation that the outside of the home is not maintained to provide adequately for the safety of residents.</p>
CONCLUSION:	VIOLATION ESTABLISHED

ADDITIONAL FINDING:

INVESTIGATION: On 3/31/25, while reviewing the home's file, I found that Ms. Townsend did not update her floorplan, submit a modification request, or request a variance when adding the shower stall to the kitchen.


APPLICABLE RULE	
R 400.14103	Licenses; required information; fee; effect of failure to cooperate with inspection or investigation; posting of license; reporting of changes in information.
	(5) An applicant or licensee shall give written notice to the department of any changes in information that was previously submitted in or with an application for a license, including any changes in the household and in personnel-related information, within 5 business days after the change occurs.
ANALYSIS:	No updated floor plan, modification request, or variance was found when reviewing the home's file. Therefore, there is sufficient evidence the licensee did not give written notice to the department of any changes regarding the household floorplan.
CONCLUSION:	VIOLATION ESTABLISHED

On 4/2/25, I contacted Ms. Townsend for an exit conference at both telephone numbers listed on this report. The first number, an automated message played stating the call could not be completed as dialed. The second number reported the call was being screened and beeped repeatedly without the option to leave a message. I sent an email to Ms. Townsend discussing my findings. She responded she did not receive my calls. She stated she would like a variance for the shower in the kitchen due to the home being licensed with the shower there. I advised the shower was not listed on the original report or floorplan of the home and

variance would likely not be granted for the shower to remain in the kitchen. Ms. Townsend agreed to a plan of corrective action regarding the condition of the outside of the home.

IV. RECOMMENDATION

Contingent upon receipt of an acceptable plan of corrective action, I recommend the status of the license remain the same.



04/03/2025

Cassandra Duursma
Licensing Consultant

Date

Approved By:



04/03/2025

Jerry Hendrick
Area Manager

Date