



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 29, 2025

Janna Ritter
Provision Living at Oshtemo
210 N. 9th Street
Kalamazoo, MI 49009

RE: License #: AH390412281
Provision Living at Oshtemo
210 N. 9th Street
Kalamazoo, MI 49009

Dear Janna Ritter:

Attached is the Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. 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 dates 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 licensee or licensee designee or home for the aged authorized representative and a date.

Receipt of an acceptable corrective action plan is requested and due by 8/15/2025. If you fail to submit an acceptable corrective action plan, disciplinary action will result. Please review the enclosed documentation for accuracy and contact me with any questions. In the event I am not available, and you need to speak to someone immediately, please feel free to contact the local office at (517) 335-5985.

Sincerely,

Julie Viviano, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
RENEWAL INSPECTION REPORT**

I. IDENTIFYING INFORMATION

License #:	AH390412281
Licensee Name:	AEG Oshtemo Opco LLC
Licensee Address:	Ste 2017 9450 Manchester Rd. St. Louis, MO 63119
Licensee Telephone #:	(314) 272-4980
Authorized Representative/Administrator:	Janna Ritter
Name of Facility:	Provision Living at Oshtemo
Facility Address:	210 N. 9th Street Kalamazoo, MI 49009
Facility Telephone #:	(269) 231-3550
Original Issuance Date:	01/24/2023
Capacity:	99
Program Type:	AGED ALZHEIMERS

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 07/28/2025

Date of Bureau of Fire Services Inspection if applicable: N/A

Inspection Type: ☐ Interview and Observation ☒ Worksheet
☐ Combination

Date of Exit Conference: 7/28/2025

No. of staff interviewed and/or observed 15

No. of residents interviewed and/or observed 35

No. of others interviewed 0 Role N/A

- Medication pass / simulated pass observed? Yes ☒ No ☐ If no, explain.
- Medication(s) and medication records(s) reviewed? Yes ☒ No ☐ If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes ☐ No ☒ If no, explain. The home does not hold resident funds in trust.
- Meal preparation / service observed? Yes ☒ No ☐ If no, explain.
- Fire drills reviewed? Yes ☐ No ☒ If no, explain.
Reviewed disaster plans along and interviewed staff on policies and procedures.
- Water temperatures checked? Yes ☒ No ☐ If no, explain.
- Incident report follow-up? Yes ☐ IR date/s: N/A ☒
- Corrective action plan compliance verified? Yes ☐ CAP date/s and rule/s: N/A
- Number of excluded employees followed up? 0 N/A ☒

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was found to be in non-compliance with the following rules:

R 325.1974	Laundry and linen.
	(1) A new construction, addition, major building change, or conversion after November 14, 1969 shall provide all of the following: (a) A separate soiled linen storage room. (b) A separate clean linen storage room. (c) A separate laundry processing room with handwashing facilities in a home that processes its own linen.
ANALYSIS:	<p>Inspection revealed items such as opened bags of briefs, a metal chair, a walker, boxes of clothing, supplies etc. stored in the clean linen area and the soiled linen area in the assisted living unit and the memory care unit. This poses a risk for cross contamination. Clean linen storage is to be used for storage of clean linens only. Soiled linen storage is to be used for storage of soiled linens only.</p> <p>Also, craft supplies and other activity supplies were found in the laundry processing area of the assisted living unit. This poses a risk for cross contamination. The laundry processing area cannot be used for storage of any other items not related to the processing of laundry and linens.</p>
CONCLUSION:	VIOLATION ESTABLISHED

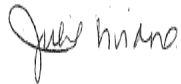
R 325.1976	Kitchen and dietary.
	(6) Food and drink used in the home shall be clean and wholesome and shall be manufactured, handled, stored, prepared, transported, and served so as to be safe for human consumption.
ANALYSIS:	<p>Inspection revealed multiple food items were found unlabeled in the employee lounge, the memory care unit kitchenette, and the main kitchen. These items were not labeled with the appropriate open date, and it could not be determined if the food items were</p>

	safe for human consumption. An open date must be placed on all food items in the facility once opened.
CONCLUSION:	VIOLATION ESTABLISHED

R 325.1979	General maintenance and storage.
	(3) Hazardous and toxic materials shall be stored in a safe manner.
ANALYSIS:	Inspection revealed hazardous and toxic chemicals in an unlocked lower cabinet in the memory care unit kitchenette and in an additional cabinet adjacent to the memory care unit dining room. Also, knives were found unsecured in the memory care unit kitchenette. The items were easily accessible to anyone in the facility, and this presents a potential risk of ingestion, harm, and/or injury to residents in the home with impaired cognition and/or function.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Receipt of an acceptable corrective action plan is requested and due by 8/13/2025.



7/29/2025

Date

Licensing Consultant