



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

August 14, 2025

Regina Williams  
Beacon Harbor Homes, Inc.  
Suite 1  
3689 Fashion Square Blvd  
Saginaw, MI 48603

RE: License #: AS730249967  
**Piper Home**  
**806 Piper**  
**Saginaw, MI 48604**

Dear Regina Williams:

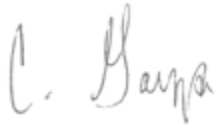
Attached is the Renewal Licensing Study Report for the facility referenced above. The violations cited in the report require the submission of a written corrective action plan. The corrective action plan is due 15 days from the date of this letter and must include the following:

- 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.

Upon receipt of an acceptable corrective plan and closure of SIR #2025A0569043, a regular license will be issued. If you fail to submit an acceptable corrective action plan, disciplinary action will result.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, you may contact the local office at (517) 643-7960.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Garza".

Christina Garza, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(810) 240-2478

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

**I. IDENTIFYING INFORMATION**

|                                    |  |
|------------------------------------|--|
| <b>License #:</b>                  | AS730249967  |
| <b>Licensee Name:</b>              | Beacon Harbor Homes, Inc.                                |
| <b>Licensee Address:</b>           | Suite 1<br>3689 Fashion Square Blvd<br>Saginaw, MI 48603 |
| <b>Licensee Telephone #:</b>       | (989) 792-1888   |
| <b>Licensee/Licensee Designee:</b> | Regina Williams  |
| <b>Administrator:</b>              | Regina Williams  |
| <b>Name of Facility:</b>           | Piper Home   |
| <b>Facility Address:</b>           | 806 Piper<br>Saginaw, MI 48604                           |
| <b>Facility Telephone #:</b>       | (989) 754-2933   |
| <b>Original Issuance Date:</b>     | 08/01/2002   |
| <b>Capacity:</b>                   | 6  |
| <b>Program Type:</b>               | MENTALLY ILL   |

## II. METHODS OF INSPECTION

Date of On-site Inspection(s): 08/07/2025

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

Date of Environmental/Health Inspection if applicable: N/A

No. of staff interviewed and/or observed 2

No. of residents interviewed and/or observed 3

No. of others interviewed N/A Role: N/A

- Medication pass / simulated pass observed? Yes ☒ No ☐ If no, explain.
- Medication(s) and medication record(s) reviewed? Yes ☒ No ☐ If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes ☒ No ☐ If no, explain.
- Meal preparation / service observed? Yes ☒ No ☐ If no, explain.
- Fire drills reviewed? Yes ☒ No ☐ If no, explain.
- Fire safety equipment and practices observed? Yes ☒ No ☐ If no, explain.
- E-scores reviewed? (Special Certification Only) Yes ☒ No ☐ N/A ☐ If no, explain.
- Water temperatures checked? Yes ☒ No ☐ If no, explain.
- Incident report follow-up? Yes ☒ No ☐ If no, explain.
- Corrective action plan compliance verified? Yes ☒ CAP date/s and rule/s: 8/23/25 AS312(4)(c), S803(6) N/A ☐
- Number of excluded employees followed-up? 2 N/A ☒
- Variances? Yes ☐ (please explain) No ☐ N/A ☒

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

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

**R 400.14401          Environmental health.**

**(2) Hot and cold running water that is under pressure shall be provided. A licensee shall maintain the hot water temperature for a resident's use at a range of 105 degrees Fahrenheit to 120 degrees Fahrenheit at the faucet.**

At time of inspection, hot water temperature was measured to be in excess of 120 degrees Fahrenheit.

**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.**

At time of inspection, dryer vent was not constructed of solid metal.

**R 400.14403          Maintenance of premises.**

**(11) Handrails and nonskid surfacing shall be installed in showers and bath areas.**

At time of inspection, upstairs bathroom did not have non-skid flooring installed.

**R 400.14408          Bedrooms generally.**

**(4) Interior doorways of bedrooms that are occupied by residents shall be equipped with a side-hinged, permanently mounted door that is equipped with positive-latching, non-locking-against-egress hardware.**

At time of inspection, resident bedroom located upstairs had a door lock that was equipped with non-locking-against-egress hardware.

#### IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan and closure of SIR #2025A0569043, renewal of the license is recommended.



8/14/2025

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Christina Garza  
Licensing Consultant

Date