



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
FAMILY INDEPENDENCE AGENCY  
OFFICE OF CHILDREN AND ADULT LICENSING



MARIANNE UDOW  
DIRECTOR

July 16, 2004

Erna Laza  
O & D Investements L.L.C.  
Apt. 108  
33241 Karin Dr  
Sterling Heights, MI 48310

RE: Application #: AS630264341  
Eden House  
1924 Westwood Dr.  
Troy, MI 48083

Dear Ms. Laza:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (248) 975-5053.

Sincerely,

Edward Ewell, Licensing Consultant  
Office of Children and Adult Licensing  
Suite 358  
41000 Woodward  
Bloomfield Hills, MI 48304  
(248) 975-5089

enclosure

**MICHIGAN FAMILY INDEPENDENCE AGENCY  
OFFICE OF CHILDREN AND ADULT LICENSING  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AS630264341

**Applicant Name:** O & D Investements L.L.C.

**Applicant Address:** Apt. 108  
33241 Karin Dr  
Sterling Heights, MI 48310

**Applicant Telephone #:**

**Administrator/Licensee Designee:** Erna Laza, Designee

**Name of Facility:** Eden House

**Facility Address:** 1924 Westwood Dr.  
Troy, MI 48083

**Facility Telephone #:** (248) 457-9017  
01/29/2004

**Application Date:**

**Capacity:** 6

**Program Type:** MENTALLY ILL  
DEVELOPMENTALLY DISABLED  
AGED  
PHYSICALLY HANDICAPPED  
ALZHEIMERS

## II. METHODOLOGY

01/29/2004	Enrollment
02/03/2004	Comment Transfer for onsite, entire LU file sent to Bloomfield Hills
02/06/2004	Comment Received original packet from Lansing
05/20/2004	Inspection Completed On-site
06/03/2004	Inspection Completed-BFS Full Compliance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The facility is a single story ranch home located in the City of Troy Michigan, Oakland County. The neighborhood is characterized with single-family homes that are located on large semi-rural parcels of land. The facility is located within two miles of the Oakland Mall and one mile of the Rochester Road Corridor where there are several convenient neighborhood-shopping outlets. The home has four bedrooms for the residents. In addition to the bedrooms, the home has a kitchen, dining room, and a large living room. Outside of the kitchen, these areas contain 403 square feet of multipurpose living space to accommodate six residents. There are two bathrooms to accommodate the residents and staff. Both the furnace and hot water heater are located in the basement with adequate fire safety enclosure. The furnace room is enclosed with 5/8" inch drywall on the interior walls. The door to the furnace room is an inch and three quarter solid-core, hard wood door with a self-closure. There are two approved wheelchair ramps at the front and rear of the facility.

The resident bedrooms are designated as follows:

- Bedroom #1 contains 116 square feet and will accommodate one resident.
- Bedroom #2 contains 138 square feet and will accommodate two residents.
- Bedroom #3 contains 119 square feet and will accommodate one resident.
- Bedroom #4 contains 174 square feet and will accommodate two residents.

The facility is served by both public water and sewer systems thereby negating the need for an environmental health inspection. During the inspection of 6/03/2004, the water temperature measured 115 degrees Fahrenheit at the kitchen tap.

The consultant conducted a fire safety inspection on 6/03/2004 and found the facility to be in full compliance with applicable Fire Safety Rules and Regulations.

The home is equipped with an electrically powered interconnected hard wired smoke detection system that audible in all sleeping rooms with the doors closed. There are approved fire extinguishers on the ground floor and in the basement.

Zoning approval is not required for this facility as it meets the provisions of the Federal Fair Housing Amendments Acts.

## **B. Program Description**

The facility licensee will be the O & D Investments LLC. Their staff will provide assistance and supervision to the resident's who are 50 years of age upward. The program services will be for individuals who are Mentally Ill, Developmentally Disabled, Aged, Physically Handicapped and Alzheimers residents. The applicant has submitted all of the required documents for licensure including; Program Statement, Admission policy, Discharge Policy, Articles of Incorporation, Organizational Chart, Licensing Record Clearances, Medical Clearances, proof of ownership and all required forms. The corporate administrator is Erna Laza who is experienced in providing care to the residents that are designated in the program. All direct care staff will be qualified with experience, training and certified with CPR and First Aid. Each direct care staff will have an initial physical exam before hiring that will include a negative TB test. The corporation makes police record checks before hiring to ascertain the good morale character of each direct care staff.

The facility will provide 24-hour supervision, assistance, protection and personal care to the residents once the facility is issued a license to operate. Room, board, basic care and assistance with the resident's activities of dialing will be provided as needed. There will be at least one staff person on duty at all times to provide care to the residents. The residents will have opportunities to participate in community based recreational activities.

At the final inspection of 6/03/2004, administrative rule requirements for facility records and employee records were discussed. The consultant provided an in-service to the applicant regarding the Department's requirements for record keeping in an adult foster care small group home.

At the final inspection of 6/03/2004, the applicant was found to be in compliance with the Department's Administrative Rules and Regulations covering the Quality of Care, Environmental Health and Fire Safety Rules.

