



Sent via e-mail r.chapin@bridgeig.com
Sent via e-mail executivedirector@woodbridgeplace.com
August 21, 2019

Mr. Robert W. Chapin, Jr.
President
Rapps Senior Care, LLC
Attn: Bill Snow
1000 Legion Place, Suite 1600
Orlando, Florida 32801

RE: Woodbridge Place
1191 Rapps Dam Road
Phoenixville, Pennsylvania 19460
License #: 143592

Dear Mr. Chapin:

As a result of the Department's Bureau of Human Services Licensing inspection on July 3, 2019 of the above facility, the violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed violation report were found.

All citations specified on the enclosed violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Sincerely,

Shawn Parker

Shawn Parker
Human Services Licensing Supervisor

Enclosure
Violation Report

Violation Report

Facility Information

Name: WOODBRIDGE PLACE

License Number: 143592

Address: 1191 RAPPS DAM ROAD, PHOENIXVILLE, PA 19460

County: CHESTER

Region: SOUTHEAST

Administrator

Name: Deb Bodnar

Phone: 4843020005

Email: ExecutiveDirector@woodbridgePlace.com

Legal-Entity

Name: RAPPS SENIOR CARE LLC

Address: 1000 LEGION PLACE SUITE 1600, ATTN BILL SNOW, ORLANDO, FL, 32801

Certificate(s) of Occupancy

Type: C-2 LP

Date:

Issued By:

Staffing Hours

Resident Support Staff:

Total Daily Staff: 135

Waking Staff: 101

Inspection

Type: Partial

BHA Docket #:

Notice: Unannounced

Reason: Incident

Inspection Dates and Department Representative

07/03/2019 - On-Site: Youn Hie Chung

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 125

Residents Served: 86

Secured Dementia Care Unit

In Home: Yes

Area: Life Guidance

Capacity: 21

Residents Served: 18

Hospice

Current Residents: xx

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 84

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 49

Have Physical Disability: 0

51 - Criminal Background Check

Regulations

2600.

51. Criminal History Checks - Criminal history checks and hiring policies shall be in accordance with the Older Adult Protective Services Act (35 P.S. § 10225.101—10225.5102) and 6 Pa. Code Chapter 15 (relating to protective services for older adults).

Description of Violation

The home did not submit the criminal background check request for staff A, hired on 01/23/2019, until 02/5/2019.

Plan of Correction (POC)

(Attach pages as necessary. Remember that you must sign and date any attached pages. Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.)

Woodbridge Place will perform Criminal History background checks and have hiring policies that are in accordance with the Older Adult Protective Services Act (OAPSA) and 6 Pa. Code Chapter 15. All hires will be compliant within the required timeframes of 30 days for PA criminal background check or 90 days for a FBI background check. Completed: 7-3-2019

When hiring a new employee, Woodbridge Place will determine if the applicant has held permanent residency other than PA within the past 2 years and request appropriate criminal record background checks from the PA State Police via e-patch or FBI on or before the first day of work. Completed: 7-3-2019.

The Community Business Office Coordinator has been inserviced r/t 2600.51 relating to the hiring policies concerning Criminal History background checks and the timeframes allotted for retention of a provisional hire. Completed: 7-8-2019. Attachment 1.

Prior to the start date of an employee, the Executive Director will review the employees Criminal Hx request form, date the criminal background check was requested and the date the criminal record background check was received. Any issues identified will be discussed with the BOC, provisionally hired employee and the Department Head. Outcomes will be discussed at the Quality Assurance Meeting scheduled for 8/19/2019. Attachment 2. The Executive Director will be responsible for continued compliance with this regulation.

Legal Entity Representative

Deb Bodnar
Signature

DEB BODNAR Sr. EXECUTIVE Director 8/19/19
Printed Name and Title Date

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The above plan of correction is approved as of 08-20-19
(Date)

Plan of correction implementation status as of 08-20-19
(Date)

The above plan of correction was approved by SP
(Initials)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented