

Department of Human Services
Bureau of Human Service Licensing

November 30, 2020

DEB BODNAR, ADMINISTRATOR
RAPPS SENIOR CARE LLC
1000 LEGION PLACE, SUITE 1600
ATTN BILL SNOW
ORLANDO, FL 32801

RE: WOODBRIDGE PLACE
1191 RAPPS DAM ROAD
PHOENIXVILLE, PA, 19460
LICENSE/COC#: 14359

Dear Ms. Bodnar,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 11/17/2020, 11/18/2020, 11/19/2020, 11/20/2020, 11/23/2020 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Shawn Parker

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY**

Facility Information

Name: *WOODBIDGE PLACE* License #: *14359* License Expiration Date: *11/19/2020*
Address: *1191 RAPPS DAM ROAD, PHOENIXVILLE, PA 19460*
County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *Deb Bodnar* Phone: *4843020005* Email:
ExecutiveDirector@Woodbridgeplace.com;
shparker@pa.gov

Legal Entity

Name: *RAPPS SENIOR CARE LLC*
Address: *1000 LEGION PLACE, SUITE 1600, ATTN BILL SNOW, ORLANDO, FL, 32801*
Phone: *4843020005* Email: *ROBB.CHAPIN@BRIDGEIG.COM*

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *07/01/1995* Issued By: *Commonwealth of PA*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *131* Waking Staff: *98*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint* Exit Conference Date: *11/23/2020*

Inspection Dates and Department Representative

11/17/2020 - Off-Site: Michele Swisher
11/18/2020 - Off-Site: Michele Swisher
11/19/2020 - Off-Site: Michele Swisher
11/20/2020 - Off-Site: Michele Swisher
11/23/2020 - Off-Site: Michele Swisher

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *125* Residents Served: *91*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Care* Capacity: *25* Residents Served: *18*

Hospice

Current Residents: *0*

Resident Demographic Data as of Inspection Dates (*continued*)

Number of Residents Who:

Receive Supplemental Security Income: *0*Are 60 Years of Age or Older: *87*Diagnosed with Mental Illness: *0*Diagnosed with Intellectual Disability: *1*Have Mobility Need: *40*Have Physical Disability: *0***Inspections / Reviews**

11/17/2020 - Partial

Lead Inspector: *Michele Swisher*Follow-Up Type: *Not Required*

No Deficiencies Identified