

Department of Human Services
Bureau of Human Service Licensing

July 6, 2021

[REDACTED] MANAGER
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 [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 05/04/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

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

Administrator

Name: [REDACTED] **Phone:** 484-30-20005 **Email:** [REDACTED]

Legal Entity

Name: RAPPS SENIOR CARE LLC
Address: 1000 LEGION PLACE, SUITE 1600, ATTN BILL SNOW, ORLANDO, FL, 32801
Phone: 4843020005 **Email:** [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 118 **Waking Staff:** 89

Inspection

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Incident **Exit Conference Date:** 05/04/2021

Inspection Dates and Department Representative

05/04/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 125 **Residents Served:** 83

Secured Dementia Care Unit

In Home: Yes **Area:** 1st floor Memory Care **Capacity:** 21 **Residents Served:** 19

Hospice

Current Residents: NM

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 82
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 1
Have Mobility Need: 35 **Have Physical Disability:** 2

Inspections / Reviews

05/04/2021 - Partial

Lead Inspector: [REDACTED] Follow Up Type: *POC Submission* Follow-Up Date: *06/04/2021*

6/22/2021 POC Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *06/28/2021*

7/6/2021 - Document Submission

Lead Reviewer: [REDACTED] Follow-Up Type: *Not Required*

51 - Criminal Background Check

1. Requirements

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

Staff person A was hired [REDACTED]. As of 5/4/21, the home did not provide documentation that a criminal background check was processed for staff person A.

Plan of Correction**Accept**

On 5/11/21 a Criminal History Background Check was completed for Staff Person A (See Attachment #1)

Woodbridge Place will conduct criminal history check in accordance with the Older Adult Protective Services Act OAPSA) (35 P.S. 10225.5102) and 6 Pa Code Chapter 15 (relating to protective services for older adults).

An audit of all employee records was conducted by the Business Officer Coordinator on 5/19/2021. All employees have criminal history checks in their employee record (See Attachment #2)

No employee will participate in the community's orientation program unless a background check has been submitted to either e-patch or if out of state greater than 2 years, the FBI check. The business office coordinator/designee will be responsible to oversee the process and track the necessary documentation. No employee will be allowed to continue employment if e-patch results are not obtained within 30 days of hire or if an FBI check is not received within 90 days of hire.

The executive director will review new hires at the monthly QA Meeting for 3 months to assure ongoing compliance. Random audits will be completed thereafter.

Completion Date: 06/04/2021

Document Submission**Implemented**

Documentation attached 6/27/21. Department having difficulty viewing attachment.