

Department of Human Services
Bureau of Human Service Licensing

May 19, 2022

[REDACTED]
RAPPS SENIOR CARE LLC
[REDACTED]
[REDACTED]

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 licensing inspections on 05/03/2022, 05/06/2022, 05/09/2022, 05/10/2022, 05/11/2022, 05/16/2022 of the above facility, no regulatory citations have been identified as a result of this inspection.

Sincerely,
Mia Johnson

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY - PUBLIC

Facility Information

Name: *WOODBIDGE PLACE* License #: *14359* License Expiration: *10/08/2022*
Address: *1191 RAPPS DAM ROAD, PHOENIXVILLE, PA 19460*
County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *4843020005* 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

Type: *C-2 LP* Date: *08/28/1996* Issued By: *Commonwealth of PA, L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *114* Waking Staff: *86*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint, Incident* Exit Conference Date: *05/16/2022*

Inspection Dates and Department Representative

05/03/2022 - Off-Site: [REDACTED]
05/06/2022 - Off-Site: [REDACTED]
05/09/2022 - Off-Site: [REDACTED]
05/10/2022 - Off-Site: [REDACTED]
05/11/2022 - Off-Site: [REDACTED]
05/16/2022 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *125* Residents Served: *71*

Secured Dementia Care Unit

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

Hospice

Current Residents: *10*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *69*
Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *1*
Have Mobility Need: *43* Have Physical Disability: *n/a*

Inspections / Reviews

05/03/2022 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *Not Required*

NO DEFICIENCIES FOUND