

Department of Human Services  
Bureau of Human Service Licensing

October 21, 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 10/06/2022, 10/07/2022, 10/11/2022, 10/14/2022 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: *6109956481* Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: *C-2 LP* Date: *07/01/1996* Issued By: *PA L&I*

**Staffing Hours**

Resident Support Staff: *0* Total Daily Staff: *104* Waking Staff: *78*

**Inspection Information**

Type: *Partial* Notice: *Unannounced* BHA Docket #:  
Reason: *Complaint, Incident* Exit Conference Date: *10/14/2022*

**Inspection Dates and Department Representative**

10/06/2022 - On-Site: [REDACTED]  
10/07/2022 - Off-Site: [REDACTED]  
10/11/2022 - Off-Site: [REDACTED]  
10/14/2022 - Off-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *125* Residents Served: *61*

**Secured Dementia Care Unit**

In Home: *Yes* Area: *Memory Care* Capacity: *21* Residents Served: *20*

**Hospice**

Current Residents: *14*

**Number of Residents Who:**

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *59*  
Diagnosed with Mental Illness: *2* Diagnosed with Intellectual Disability: *2*  
Have Mobility Need: *43* Have Physical Disability: *0*

Inspections / Reviews

10/06/2022 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *Not Required*

NO DEFICIENCIES FOUND