

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

May 12, 2023

[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 review on 04/19/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

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

## Administrator

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

## Legal Entity

Name: RAPPS SENIOR CARE LLC

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

## Certificate(s) of Occupancy

Type: C 2 LP Date: 07/01/1996 Issued By: CWOPA L&I

## Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 89 Waking Staff: 67

## Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Incident Exit Conference Date: 04/19/2023

## Inspection Dates and Department Representative

04/19/2023 On Site [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

License Capacity: 125 Residents Served: 58

## Secured Dementia Care Unit

In Home: Yes Area: sdcu 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: 58  
 Diagnosed with Mental Illness: 1 Diagnosed with Intellectual Disability: 2  
 Have Mobility Need: 31 Have Physical Disability: 0

## Inspections / Reviews

## 04/19/2023 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 05/06/2023

## 05/10/2023 - POC Submission

Submitted By: [REDACTED] Date Submitted: 05/12/2023  
 Reviewer: [REDACTED] Follow-Up Type: Document Submission Follow-Up Date: 05/13/2023

Inspections / Reviews *(continued)*

05/12/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/12/2023

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

15a - Resident Abuse Report

1. Requirements

2600.

15.a. The home shall immediately report suspected abuse of a resident served in the home in accordance with the Older Adult Protective Services Act (35 P. S. § 10225.701—10225.707) and 6 Pa. Code § 15.21—15.27 (relating to reporting suspected abuse) and comply with the requirements regarding restrictions on staff persons.

Description of Violation

On [redacted] 2023, at approximately [redacted] pm, resident 1 had an altercation with resident 2 in which resident 1 hit resident 2 in the head with a hairbrush. This incident was observed by staff person A. This incident was reported to staff person B on [redacted]/2023 at approximately [redacted] pm, who then reported it to staff person C. However, this allegation of abuse was not reported to the local area agency on aging until [redacted]/2023.

Plan of Correction

Accept ([redacted] - 05/10/2023)

When: Executive Director submitted Act 13 immediately upon learning about the allegation. Protective Services from Chester County were also immediately notified.

Who: During the weekly walk through of the facility the Executive Director will be conducting a review with the staff to ensure that nothing arises regarding misconduct or the possibility of abuse. Regulation 2600.15.a was additionally reviewed and discussed during the management daily meeting on May 2, 2023.

How: Review of weekly findings will be discussed during quarterly Quality Management reviews and reviews of Residents Rights will be discussed during the staff monthly meetings.

Licensee's Proposed Overall Completion Date: 05/06/2023

Implemented ([redacted] - 05/12/2023)

16c - Written Incident Report

2. Requirements

2600.

16.c. The home shall report the incident or condition to the Department's personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On [redacted]/2023, at approximately [redacted] pm, resident 1 had an altercation with resident 2 in which resident 1 hit resident 2 in the head with a hairbrush. This incident was observed by staff person A. This incident was reported to staff person B on [redacted]/2023 at approximately [redacted] pm, who then reported it to staff person C. However, this allegation of abuse was not reported to the Department until [redacted]/2023.

**16c - Written Incident Report (continued)****Plan of Correction****Accept (MJ 05/10/2023)**

*When: Executive Director upon learning about the allegation of abuse reviewed and emphasized the timeline of reporting allegations of abuse with the management team.*

*Who: Executive Director re-trained Management Team about the importance of the timeline, reporting and response of the allegations of the abuse reporting process. Reminder about immediate reporting of staffs' concerns/observations of possible violation of Residents Rights and abuse was addressed during the monthly staff meeting.*

*How: Reporting timeline and process of reporting any violation of Residents Rights and allegations of abuse will be reviewed during the Quality Management meetings*

**Licensee's Proposed Overall Completion Date: 05/06/2023**

**Implemented (█ - 05/12/2023)**