



Bright from the Start Georgia Department of Early Care and Learning
2 Martin Luther King Jr. Drive SE, 670 East Tower
Atlanta, GA 30334
Phone: (404) 657-5562 WWW.DECAL.GA.GOV

Date: 12/17/2025 **VisitType:** Initial Licensing Study

Arrival: 10:00 AM **Departure:** 6:15 PM

CCLC-67607

Seeds Early Learning Academy LLC

2545 Jolly Road College Park, GA 30349 Fulton County
(404) 268-4220
Temporary License

Application Services Unit Consultant

Toni Williams

Phone: (770) 302-7628

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toni.williams@decal.ga.gov

Mailing Address

Same

Quality Rated: ★ ★

Compliance Zone Designation			Compliance Zone Designation - A summary measure of a program's 12 month monitoring history, as it pertains to child care health and safety rules. The three compliance zones are good standing, support, and deficient.
12/17/2025	Initial Licensing Study	Good Standing	
			Good Standing - Program is demonstrating an acceptable level of performance in meeting the rules.
			Support - Program performance is demonstrating a need for improvement in meeting rules.
			Deficient - Program is not demonstrating an acceptable level of performance in meeting the rules.

Ratios/License Capacity

Building	Room	Age Group	Staff	Children	NC/C	Max 35 SF.	35 SF. Comp.	Max 25 SF.	25 SF. Comp.	Notes
Main	B-2L-Infant	Infants	1	2	C	18	C	25	C	Diapering
Main	D-3R Back-3's, 4's & ASP	Three Year Olds and Four Year Olds	1	11	C	35	C	49	C	Floor Play
Main	E- 2R-2's	One Year Olds and Two Year Olds	2	7	C	22	C	31	C	Floor Play
Total Capacity @35 sq. ft.: 75					Total Capacity @25 sq. ft.: 119					
Total # Children this Date: 20					Total Capacity @25 sq. ft.: 119					

Building	Playground	Playground Occupancy	Playground Compliance
Main	Large	66	C
Main	Small	12	C

Comments

A final license was not issued on this date based on outstanding approvals (Certificate of Occupancy). The Consultant will follow up with the provider in 30 days. A 30 day temporary license was issued on this date. The facility does not carry liability insurance. Room L-1 and L-3 were not in use on the date of the visit. The total capacity was.

Plan of Improvement: Developed This Date

Any rule violation which subjects a child to injury or life-threatening situation or any rule violations previously cited but not corrected, may result in the imposition of an adverse enforcement action. Serious or continued noncompliance may also jeopardize participation in one or more DECAL program(s).

Please refer to the website, <http://www.decal.ga.gov/CCS/RulesAndRegulations.aspx> , for information regarding October 1, 2018 rule changes about Criminal Records Checks that may affect your facility. In summary,

- New records checks will be required to be completed if a staff member experiences a six month break in service from the child care industry
- New clearance is required at least once every five years
- Any staff member solely responsible for supervising children will be required to have completed a comprehensive background clearance
- All staff members are required to have completed at least a national fingerprint based clearance check
- Any staff member with only the national fingerprint based clearance, must be under constant and direct supervision of a staff member with a satisfactory comprehensive records check clearance
- Facilities are required to use DECAL KOALA for Criminal Records Checks, including to verify portability of an employee

O.C.G.A. Section 42.1.12(i)(2) requires Bright from the Start: Georgia Department of Early Care and Learning to notify licensed child care programs on accessing and retrieving from the Georgia Bureau of Investigation's (GBI) website a list of the names and addresses of all registered sexual offenders. Please see GBI's website located at <http://gbi.georgia.gov> to access the Georgia Sex Offender Registry.

Refutation Process:

You have the right to refute any of the citations noted in this report with which you disagree. To refute a citation(s), do the following:

- 1) Log into DECAL KOALA www.decalkoala.com with the user id for your program
- 2) On the home page scroll down to the Inspection Reports and select 'Refute Citation' for the visit report in dispute
- 3) Select the specific rule number(s) that you are refuting, add the reason for disagreement regarding the rule citation, and upload supporting documentation
- 4) Submit the refutation in DECAL KOALA to Child Care Services (CCS) within 10 business days of the completion date.

Your refutation will be forwarded to the appropriate CCS manager, who will follow up with you about your concerns. If you have any questions about this process, contact our office at 404-657-5562.

Bright from the Start recommends that all licensed child care providers carry liability insurance coverage sufficient to protect its clients. If you do not have this liability insurance, you are required to post a notice with ½ inch letters in a conspicuous location in the program, notify the parent or guardian of each child in care in writing, obtain their signature to acknowledge receipt and maintain this written acknowledgment on file at the program at all times while the child attends the program and for 12 months after the child's last date of attendance. (O.C.G.A. Section 20-1A-4)

Important Quality Rated/CAPS Update:

As January 1, 2022, child care providers must be Quality Rated to receive Childcare and Parent Services (CAPS). Newly licensed, or new to CAPS providers may be eligible for the new CAPS/QR Provisional Status, allowing for scholarships while working toward a star rating.

Contact the Quality Rated help desk at 855-800-7747 or qualityrated@decal.ga.gov for more information. Free technical assistance is available!



Summary Report

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The following information is associated with a Initial Licensing Study:

Activities and Equipment

591-1-1-.03 Activities

Technical Assistance

Technical Assistance

The Consultant reminded the provider that all children are required to go outside when weather permits.

Correction Deadline: 12/17/2025

591-1-1-.12 Equipment & Toys(CR)

Not Met

Comment

The consultant discussed adding equipment and toys to enhance variety.

Finding

591-1-1-.12(2) requires that all equipment and furniture be free from hazardous conditions such as, but not limited to, sharp rough edges or toxic paint; and be kept clean. It was determined based on observation that the chair and table legs in the three and four year old classroom were rusted and in need of repair.

POI (Plan of Improvement)

The Center will ensure that equipment and furniture are free and clear of rust.

Correction Deadline: 1/19/2026

Finding

591-1-1-.12(5) requires Center Staff to provide table space for each child who is able to sit at a table unassisted and an appropriately sized chair or bench for each child who is not an infant and who is able to use a chair or bench. It was determined based on observation that appropriate sized chairs and tables were needed in each classes with the exception of the infant room.

POI (Plan of Improvement)

The Center will provide required equipment as noted.

Correction Deadline: 2/17/2026

591-1-1-.35 Swimming Pools & Water-related Activities(CR)

N/A

Comment

Center does not provide swimming activities. No pool observed on site.

Children's Records

Records Reviewed: 5

Records with Missing/Incomplete Components: 5

Child # 1

Not Met

"Missing/Incomplete Components"

.08(2)-Immunization

Child # 2

Not Met

"Missing/Incomplete Components"

.08(2)-Immunization

Child # 3

Not Met

"Missing/Incomplete Components"

.08(2)-Immunization

Child # 4

Not Met

"Missing/Incomplete Components"

.08(2)-Immunization

Child # 5

Not Met

"Missing/Incomplete Components"

.08(2)-Immunization

591-1-1-.08 Children's Records**Not Met****Finding**

591-1-1-.08(2) requires Center Staff to maintain a file for each child that includes evidence of age-appropriate immunizations or a signed affidavit against such immunizations for each child enrolled in the center on a form approved by the Department, and to allow no child to continue enrollment in the Center for more than thirty (30) days without such evidence. It was determined based on a review of records that five of five children files did not have immunization records on file as required.

POI (Plan of Improvement)

Center staff will have and use a plan to track immunization forms for all enrolled children and to ensure the form or affidavit are obtained from the parent or guardian within 30 days of enrollment. Parents will be informed their child cannot remain enrolled in the center without this documentation.

Correction Deadline: 1/19/2026**Facility****591-1-1-.06 Bathrooms****Not Met****Finding**

591-1-1-.06(4) requires a Center first licensed after March 1, 1991, and Centers that remodel or add to existing plumbing facilities, to have the bathroom area fully enclosed and ventilated to the outside of the building with either an open screened window or functioning exhaust fan and duct system and requires Centers without fully enclosed bathrooms to ensure there is adequate ventilation to control odors and adequate sanitation measures to prevent the spread of contagious diseases. It was determined based on observation that the ventilation fans located in the bathrooms were not functioning and needed repair.

POI (Plan of Improvement)

The Center will fully enclose and ventilate bathroom areas, as required, and will provide adequate ventilation and sanitation in bathrooms that are not fully enclosed.

Correction Deadline: 2/18/2026**591-1-1-.19 License Capacity(CR)****Met****Comment**

Licensed capacity observed to be routinely met by center. The overall licensed capacity is 75 children.

591-1-1-.25 Physical Plant - Safe Environment(CR)**Not Met**

Finding

591-1-1-.25(11) requires that floor coverings be tight, smooth, free of odors and washable or cleanable. It was determined based on observation that the flooring in the hallway and in the one year old and infant rooms were not tight as required and had gaps and needed repair.

POI (Plan of Improvement)

Floors will be maintained to be safe and sanitary.

Correction Deadline: 2/18/2026

Finding

591-1-1-.25(17) requires that the Center premises be free of plants and shrubs which are poisonous or hazardous. It was determined based on observation that the large playground and surrounding playgrounds had plants and thorny shrubs coming through and hanging over the fence onto the playground.

POI (Plan of Improvement)

The provider advised that they will have the lawn care workers remove the shrub from the fence or they will put up mesh.

Correction Deadline: 2/18/2026

Finding

591-1-1-.25(3) requires the Center and surrounding premises to be kept clean, free of debris and in good repair. Hygienic measures such as, but not limited to, screened windows and proper waste disposal procedures shall be utilized to minimize the presence of rodents, flies, roaches and other vermin at the Center. It was determined based on observation that the bathrooms in the classrooms did not have toilet screws, the three and four year old classroom had a toilet brush inside. The walls in all the classrooms had chipped paint and tiles with water marks and some tiles were bubbled. The cubbies in all the classrooms had chipped paint and missing paint around the door frames. Also the sinks in the three and four year old and two year old classroom had wood skirt that had fallen down causing a hazard. Also the blinds in the classrooms were worn and torn and needed replacement.

POI (Plan of Improvement)

The Center will have the Center and surrounding areas cleaned, make repairs where needed, and remove all debris is removed. The Center will implement a plan to keep areas clean and in good repair that includes regular monitoring.

Correction Deadline: 2/18/2026

591-1-1-.26 Playgrounds(CR)**Not Met****Finding**

591-1-1-.26(4) requires that playgrounds be protected from traffic or other hazards by a (4) four foot high fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area. It was determined based on observation that the gate on the small playground on the right side had a gate that was leaning and had gaps on the top and side of 7 inches when 3 inches or less were required.

POI (Plan of Improvement)

The Center will routinely check the fence to determine if it is in good repair and remains at least 4 feet high, and will repair any hazards. The Center will train Staff to identify and report any fence hazards and to keep the fence gates closed when not in use.

Correction Deadline: 2/18/2026

Finding

591-1-1-.26(8) requires climbing and swinging equipment to have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency. It was determined based on observation that the resilient surface beneath the climbing equipment on the large playground was less than one inch when six inches is required. Also the fall zone for the slide was not adequate and needed increasing.

POI (Plan of Improvement)

The Center will add additional resilient surfacing to the fall zones where needed and check daily, adding resilient surfacing as needed to maintain adequate resiliency.

Correction Deadline: 3/18/2026

Finding

591-1-1-.26(9) requires the playground to be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete. It was determined based on observation that all of the play equipment had chipped paint or faded paint. Also there were roots that were exposed and wood barriers surrounding the equipment all over the playground that had chipped paint and separated open parts that had exposed nails.

POI (Plan of Improvement)

The Center will remove any litter and fix or remove hazards from the playground and will routinely monitor the playground and remove litter and hazards.

Correction Deadline: 2/18/2026

Health and Hygiene**591-1-1-.10 Diapering Areas & Practices(CR)****Not Met****Comment**

Staff stated proper procedures. Sinks with warm running water observed adjacent to proper diapering surfaces in all classrooms approved for diapering.

Finding

591-1-1-.10(1) requires Centers first licensed after March 1, 1991, and Centers that are renovated after March 1, 1991, to provide ventilation in the diapering areas with functioning exhaust fans and a duct system or by the required amount of window space provided by operable windows when open. It was determined based on observation that the exhaust fans in the diapering areas were not operable.

POI (Plan of Improvement)

The responsible person(s) at the center will ensure that the exhaust fans and duct systems are functioning or that the required amount of operable window space is provided in each diapering area.

Correction Deadline: 2/18/2026

Finding

591-1-1-.10(4) requires that if diapers are changed on a diaper changing surface, the surface shall be smooth, nonporous, and equipped with a guard or rails to prevent falls. Between each diaper change, the diaper changing surface shall be cleaned with a disinfectant and dried with a single-use disposable towel. It was determined based on observation that the diaper changing surface in the infant and two year old classroom was porous when non porous was required.

POI (Plan of Improvement)

The Center will ensure there is a smooth, nonporous changing surface that has a guard or rails for safety in each classroom that houses children wearing diapers. Center Staff will be trained and have adequate supplies to properly clean the diaper changing surface between each diaper change.

Correction Deadline: 2/18/2026

591-1-1-.17 Hygiene(CR)**Met****Comment**

Proper handwashing was observed throughout the center.

591-1-1-.20 Medications(CR)**Met****Comment**

The consultant discussed medication documentation, administration, and storage.

Policies and Procedures**591-1-1-.27 Posted Notices****Technical Assistance****Technical Assistance**

The consultant discussed with the provider that all posted notices should be up and at the entrance of the building.

Correction Deadline: 12/17/2025

Safety**591-1-1-.11 Discipline(CR)****Met****Comment**

Staff were observed to maintain a positive learning environment on this date.

Comment

The consultant reminded the provider that the vehicle had to have an approved fire extinguisher and first aid kit on this date.

Comment

The consultant reviewed complete documentation of transportation on this date.

Finding

591-1-1-.36(3)(a-b) requires any Center that provides any type of transportation to obtain two (2) hours of state-approved or state-accepted transportation training, biannually, for the Director and for each person responsible for or who participates in the transportation of children. The training shall include, but is not limited to, a review of the transportation rules, a review of approved transportation forms and procedures, and instruction on the usage and completion of the forms and procedures. This training may be counted as part of the annual training requirements for Staff. It was determined based on observation that two staff members did not have the approved transportation training as required.

POI (Plan of Improvement)

The Center will ensure that the Director, Center Staff, and any person responsible for the transportation of children has completed the required transportation training.

Correction Deadline: 12/29/2025

Technical Assistance

The consultant discussed with the provider to ensure that vehicle inspections are completed on all vehicles used for transportation.

Correction Deadline: 12/22/2025

Sleeping & Resting Equipment**591-1-1-.30 Safe Sleeping and Resting Requirements(CR)****Met****Comment**

Consultant observed Eight (8) of (8) cribs meeting safety compliance with Consumer Product Safety Commission (CPSC) and American Society of Testing and Materials International (ASTM) safety standards manufactured in 2012 and 2013. Consultant discussed safe sleeping requirements with the Provider during the inspection visit.

Staff Records**591-1-1-.09 Criminal Records and Comprehensive Background Checks(CR)****Met****Comment**

Six (6) of six (6) staff records were observed to have comprehensive satisfactory Criminal Background Check determination letters on file.

591-1-1-.14 First Aid & CPR(CR)**Not Met****Comment**

Please replace/add missing/expired item(s) in first aid kit(s).

Finding

591-1-1-.14(1)(a) requires all Staff who provide direct care to children must obtain certification in a biennial training program in pediatric cardiopulmonary resuscitation (CPR) and a triennial training program in pediatric first aid within the first 45 days of employment. Current and valid evidence of the successful completion of such training shall be maintained on the Center's premises. The hours obtained completing this certification will not count towards the required annual training hours. It was determined based on observation that six (6) out of (6) staff did not have CPR certification as required.

POI (Plan of Improvement)

All caregiver Staff will complete the required training. The Director will send copies via email verification of completed CPR/First Aid certification to the Consultant upon completion and will develop a plan to ensure all caregiver Staff have completed this training within the first 45 days of employment and that evidence of successful completion of the training is on file available for inspection.

Correction Deadline: 2/18/2026

Comment

Staff observed to be compliant with applicable laws and regulations.

Staffing and Supervision

Comment

Center observed to maintain appropriate staff:child ratios.

Comment

Staff observed to provide direct supervision and be attentive to children's needs.