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: 2/19/2026 **VisitType:** Licensing Study **Arrival:** 9:45 AM **Departure:** 5:45 PM

CCLC-47569
Peachtree Prep
10125 Hwy 142 N Covington, GA 30014 Newton County
(770) 860-8900

Technical Assistance Unit Consultant
Devanie Schay
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Joint with: Neli Todorova

Mailing Address
Same

Quality Rated: ★ ★

Compliance Zone Designation		
02/19/2026	Licensing Study	Good Standing
07/22/2025	MV POI Follow Up	Good Standing
05/15/2025	Complaint Closure	Good Standing

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.

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	Rm A: 1L	Two Year Olds	2	6	C	29	C	NA	NA	Outside
Main	Rm B: 2L	Three Year Olds	1	10	C	17	C	NA	NA	Outside
Main	Rm C: 2R	One Year Olds	1	3	C	23	C	NA	NA	Nap
Main	Rm D: 1R	Infants and One Year Olds	2	8	C	19	C	NA	NA	Free Play
Main	Rm E: 1L (Back)	Four Year Olds	2	17	C	25	C	NA	NA	Story
Main	Rm F: 2L (Back)	Four Year Olds	1	9	C	27	C	NA	NA	Story
		Total Capacity @35 sq. ft.: 140			Total Capacity @25 sq. ft.: 0					
Total # Children this Date: 53		Total Capacity @35 sq. ft.: 140			Total Capacity @25 sq. ft.: 0					

Building	Playground	Playground Occupancy	Playground Compliance
Main	Playground A-Infants/Toddler	28	C
Main	Playground B-PreK/AS	80	C

Enrolled Children

Under 1 years	1 years	2 years	3 years	4 years	5 years (Prekonly)	5 years and older
10	4	8	23	18	0	41

Comments
The Director received a copy of the visit report. Children's files were complete but not entered due to technical issues.

CCLC Indicator Manual

For additional information regarding any licensing topics discussed during this visit, please consult the Rules and Regulations Indicator Manual. This manual provides comprehensive clarification of each rule, including evaluation indicators, related best practices, and relevant considerations to support your program's continued and sustained compliance.

To access the Indicator Manual, please scan the QR code below or visit our website at https://www.decal.ga.gov/CCS/RulesAndRegulations.aspx.

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

You have received permission to operate and the form received with this report is intended to serve as a temporary license which is **valid for thirty(30) days**. Your actual license/ will be emailed to you upon receipt of the licensing fee. You may pay the licensing fee either online at http://www.decal.ga.gov/ or by certified check or money order mailed to: Bright from the Start, 2 Martin Luther King Jr. Drive SE, Suite 670 East Tower, Atlanta, GA 30334

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 userid 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!**

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Summary Report

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The following information is associated with a Licensing Study:

Activities and Equipment

591-1-1-.12 Equipment & Toys(CR) **Not Met**

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 child sized vinyl furniture in Rm A: 1L and Rm C: 2R was torn with exposed foam. Additionally, the mat in Rm D: 1R was worn around the edges with exposed foam.

POI (Plan of Improvement)
The Center will ensure that equipment and furniture are used by the age-appropriate group of children.

Correction Deadline: 3/5/2026

591-1-1-.35 Swimming Pools & Water-related Activities(CR) **N/A**

Comment
Center does not provide swimming activities.

Facility

591-1-1-.19 License Capacity(CR) **Met**

Comment
Licensed capacity observed to be routinely met by center on this date.

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

Finding
591-1-1-.25(13) requires that potentially hazardous equipment, materials and supplies be stored in a locked area inaccessible to children. It was determined based on observation that a toilet brush and plunger were accessible to children in the bathrooms in Rm: E 1L (Back), Rm F:2L (Back), and RmA: 1L. Additionally, in Rm E:1L (Back) the following items were observed accessible to children: a teacher's bag on a low shelf, triple antibiotic cream, burn cream, anti-itch cream in a low clear storage drawer, a broom, dust pan, mop, and mop bucket next to the cubbies.

POI (Plan of Improvement)
The Center will identify all hazardous items and keep them in a locked area inaccessible to children. The Center will inform all Staff about hazardous items and the safe storage of those items.

Correction Deadline: 2/19/2026

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 exhaust fan over the changing table in Rm C: 2R was hanging from the ceiling by tape. Additionally, the bathroom light in RmB: 2L did not have a cover and the exhaust vents in the bathrooms of Rm A: 1L, Rm E:1L (Back), and Rm F:2L (Back) had dust accumulation.

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: 2/26/2026

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

Technical Assistance
591-1-1-.26(4) - Discussed ensuring the fence behind the swings on Playground B-PreK/AS is at least 48 inches measured from where a child could stand.

Correction Deadline: 2/19/2026

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 on Playground B-PreK/AS that the resilient surfacing in the fall zone of the regular swings measured 1 to 4 inches where at least 6 inches were required. Additionally, on Playground B-PreK/AS the resilient surfacing of the fall zone under the 5 foot 5 inch slide measured 1 to 2 inches and the resilient surfacing under the 5 foot 5 inch ladder climber measured 2.5 inches, where at least 6 inches were required.

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: 2/26/2026

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 there were three large exposed roots on Playground B-PreK/AS and a web of exposed roots on Playground A-Infants/Toddler presented a tripping hazard. Additionally, there were sweet gum balls and pine cones on Playground B-PreK/AS.

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: 2/26/2026

Health and Hygiene

591-1-1-.10 Diapering Areas & Practices(CR) **Not Met**

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 diapering vent fan in Rm C: 2R was not working as it was not pulling air in.

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: 2/26/2026

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

Comment
Proper hand washing observed throughout the center on this date.

591-1-1-.20 Medications(CR) **N/A**

Comment
The Provider currently does not dispense/administer medication.

Organization

591-1-1-.16 Governing Body & License **Not Met**

Finding
591-1-1-.16(f) requires the Center to submit an application for an amended License at least 30 days prior to a change if there is a change in the name of the program or Center, changes in the ages of the children to be served, an increase in the regular hours of operation such that the Center would be providing evening or night-time care in addition to day-time care, changes in the services provided, or additions to or changes in the use of the building by the licensed Center. If an emergency situation arises which makes it impossible to give thirty (30) days' notice, the management of the Center shall notify the Department by telephone and shall submit an application for an amended License as soon as management becomes aware of the change that will be necessitated by the emergency situation. In no case, however, shall a new owner operate the Center without first securing a new License or Permit from the Department. It was determined based on observation that room Rm A 1L was divided into two rooms and no application for an Amendment was submitted.

POI (Plan of Improvement)
An application for amendment and all necessary documentation will be submitted.

Correction Deadline: 2/26/2026

Policies and Procedures

591-1-1-.21 Operational Policies & Procedures **Not Met**

Finding
591-1-1-.21(3) requires that the Center conduct drills for fire, tornado and other emergency situations. The fire drills will be conducted monthly and tornado and other emergency situation drills will be conducted every six months. The Center shall maintain documentation of the dates and times of these drills for two years. It was determined based on a review of records that fire drills were not conducted in November or December of 2025 or in January of 2026. Additionally, a tornado nor lock down drill have not been conducted since June of 2025.

POI (Plan of Improvement)
The Center will hold the drills as required and keep the documentation of the drills on file for two years.

Correction Deadline: 2/24/2026

Safety

591-1-1-.05 Animals **Met**

Comment
Animals maintained clean and appropriately caged.

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

Comment
Age-appropriate discussion and/or redirection observed.

591-1-1-.36 Transportation(CR) **Not Met**

Comment
Paperwork, checklist, permission forms, annual inspection form and proper check of the vehicle after transportation were discussed with the director.

Comment
The vehicle was not on site and was not inspected.

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 review of records that the Director and one Staff involved in transportation did not have current Transportation training on file.

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: 3/1/2026

Technical Assistance
591-1-1-.36(7)(c)2. - Discussed with director to indicated on transportation checklist when school is closed or transportation is not provided.

Correction Deadline: 2/20/2026

Finding
591-1-1-.36(7)(d)2. requires that the second designated Staff person conduct a check of the vehicle immediately upon the completion of the first check of the vehicle. The responsible person shall physically walk through the entire vehicle; visually inspect all seat surfaces, under all seats and in all compartments or recesses in the vehicle's interior; and sign the passenger transportation checklist(s), indicating all of the children have exited the vehicle. There shall be continuous watchful oversight of the vehicle between the first check and second check. It was determined based on a review of records that no second PM check was conducted on Wednesday, February 18, 2026 on bus Tag # EAP275 for PM route from STEAM Academy or East Newton Elementary.

POI (Plan of Improvement)
The Center will train Staff who are or may be involved in transporting children in how to thoroughly inspect a vehicle and properly complete transportation documentation. The Center will review and monitor.

Correction Deadline: 2/19/2026

Sleeping & Resting Equipment

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

Comment
Discussed SIDS and infant sleeping position.

Comment
The correct number of mats, sheets and blankets were observed on this date. Cleaning and disinfecting of mats was discussed with the director on this date.

Staff Records

Records Reviewed: 15 **Records with Missing/Incomplete Components: 10**

Staff # 1 Not Met

Date of Hire: 11/15/2018

"Missing/Incomplete Components"

.24(1)-Evidence of Orientation Missing

Staff # 5 Not Met

Date of Hire: 06/18/2028

Reminder - Health & Safety training is required within 90 calendar days of hired

"Missing/Incomplete Components"

.14(2)-CPR missing,.14(2)-First Aid Missing,.33(3)-Health & Safety Certificate

Staff # 6 Not Met

"Missing/Incomplete Components"

.14(2)-CPR missing,.14(2)-First Aid Missing,.33(3)-Health & Safety Certificate,.24(1)-Evidence of Orientation Missing,.33(6)-Training Documentation Missing

Staff # 7 Not Met

"Missing/Incomplete Components"

.33(3)-Health & Safety Certificate

Staff # 8 Not Met

Date of Hire: 08/05/2021

"Missing/Incomplete Components"

.31(2)(b)2.-Staff Qualifications-Education Missing

Staff # 9 Not Met

Date of Hire: 11/18/2025

"Missing/Incomplete Components"

.36(3)(a-b)-2 hrs. Transportation Training missing

Staff # 10 Not Met

Date of Hire: 11/24/2025

"Missing/Incomplete Components"

.14(2)-CPR missing,.14(2)-First Aid Missing

Staff # 11 Not Met

"Missing/Incomplete Components"

.24(1)-Evidence of Orientation Missing,.33(5)-10 Hrs. Annual Training,.31(2)(b)2.-Staff Qualifications-Education Missing

Staff # 12 Not Met

Date of Hire: 04/23/2025

"Missing/Incomplete Components"

.14(2)-CPR missing,.14(2)-First Aid Missing,.36(3)(a-b)-2 hrs. Transportation Training missing

Staff # 14 Not Met

Date of Hire: 12/21/2011

"Missing/Incomplete Components"

.33(4)-Food Prep Training Missing 4 hrs.,.33(5)-10 Hrs. Annual Training,.36(3)(a-b)-2 hrs. Transportation Training missing,.14(2)-CPR missing,.14(2)-First Aid Missing

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

Comment
Criminal record checks were observed to be complete.

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

Comment
At least one staff person with current and valid pediatric first aid and pediatric CPR observed in each classroom where children were present.

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 a review of records that three staff members did not have pediatric CPR and First Aid on file.

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: 2/19/2026

Finding
591-1-1-.14(2)(d) requires the Center Director must have current evidence of successful completion of pediatric cardiopulmonary resuscitation (CPR) and pediatric first aid at all times. It was determined based on review of records that the Director did not have pediatric CPR and pediatric first aid on file at the program.

POI (Plan of Improvement)
The Center Director must successfully complete a biennial training program in cardiopulmonary resuscitation (CPR) and a triennial training program in first aid taught by certified or licensed health care professionals or trainers and must deal with the provision of emergency care to infants and children. The Director will send copies via email of verification of completed CPR/First Aid certification to the Consultant upon completion.

Correction Deadline: 3/21/2026

591-1-1-.33 Staff Training — **Not Met**

Technical Assistance
591-1-1-.33(2)(a)-(n) - Discussed to ensure that the most current Orientation Form is used.

Correction Deadline: 2/20/2026

Technical Assistance
591-1-1-.33(4) - Discussed that the Director needed two additional hours of Nutrition training.

Correction Deadline: 3/21/2026

Finding
591-1-1-.33(5)(b)1. requires the annual ten (10) clock hours of training shall include at least two (2) hours in evidence based, developmentally appropriate language and literacy practices. It was determined based on review of records that there was no Staff who had completed the two hours of literacy training in 2025.

POI (Plan of Improvement)
The Center will plan and schedule the required 10 hours of annual training each year to include a least two (2) hours in evidence based, developmentally appropriate language and literacy practices and follow up to ensure the training is completed.

Correction Deadline: 3/21/2026

591-1-1-.31 Staff(CR) — **Met**

Comment
Staff observed to be compliant with applicable laws and regulations.

Staffing and Supervision

591-1-1-.32 Staff:Child Ratios and Group Size(CR) — **Met**

Comment
Center observed to maintain appropriate staff:child ratios.

591-1-1-.32 Supervision(CR) — **Met**

Comment
Adequate supervision observed on this date.