Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE ANNUAL EVALUATION

Business Name: Tiffany Wagner

Provider Name: Tiffany Wagner

Provider No.: 45150

Address: 1133 Betsy LN, Webster City, IA, 50595

E-Mail:

County: Hamilton

Phone Number: 7123303491

- [ ] Pre-Inspection Date:
- [ ] Approval Date:
- [X] Annual Visit Date: 10/9/2026

Program Type:

- [ ] Registered Child Development Home A (guidelines for ratios on all categories)
- [X] Registered Child Development Home B
- [ ] Registered Child Development Home C
- [ ] Registered Child Development Home C1
- [ ] Non Registered Child Care Homes accepting CCA

Program Population Served:

- [ ] Infant(0<24 mos)
- [ ] Toddler
- [ ] PreSchool
- [ ] School Age
- [X] All Ages

1. Basic Overview

I conducted a compliance visit with Registered Child Development Home Category B provider Tiffany Wagner on 10/9/2026. Tiffany has been involved in child care for 11 years. She continues using the main floor only of her ranch style home. Her primary space includes the living room and attached kitchen. Tiffany hopes to add one of her bedrooms as a designated play room in the coming year. Tiffany had 6 children present during the time of our visit which included two drop-ins. She is hoping to start 3 new children in the coming month. Tiffany has 1 HHS-approved assistant and no substitutes. She has 2 cats, both with current vet statements on file. Tiffany uses her fenced back yard for an outside play area. She just renewed her registration this month and is good for another 2 years.

2. Identify Observed Strengths Of The Program

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Tiffany has 11 years of experience in child care. She described her strengths as being reliable for parents and her positive interactions with the children. Her plans to convert a bedroom just off the kitchen to a play room will enhance her environment for the children. Tiffany describes her curriculum as being lots of free play mixed with weekly activities. She talked about plans to increase the regularity of activities to a daily basis. Tiffany participates in the Food Program to enhance the nutrition of her meals and snacks.

3. Identify The Aspects That Fall Below The Standard

110.9 (1) a : Within six months of becoming registered, a physical exam report documented on form 470-5152, Child Care Provider Physical Examination Report, for all household members over the age of 18. Physical exams should be repeated every three years.
- Tiffany's health statement recently expired and needs to be renewed. This needs to be completed using the State form I shared a copy of and needs to be renewed every 3 years.

110.9(2) : An individual file is maintained for each staff assistant:
110.9 (2) b : Within six months of approval, a Physical exam report documented on form 470-5152, Child Care Provider Physical Examination Report, which is repeated at least every three years.
- Assistant Jayci's health statement recently expired and needs to be renewed using the State form.

110.9 (4) e : For infants and preschoolers: A statement of health signed by a physician submitted annually.
110.9 (4) g : A signed and dated immunization certificate provided by the state Department of Public Health.
- Tiffany needs to update a couple of her children's files with a current physical and immunization form.

The above corrections need to be in place by 12/31/2026 and will be reviewed during her next visit.

4. Any corrective action plans, provisional license, and safety plans-steps to get into compliance

N/A

5. Special Notes/recommendations

The 2026 targeted compliance for the Emergency Preparedness Plan was conducted. Tiffany was in compliance having a plan consistent with her current operation.

I encourage Tiffany to work with Jami Menke from Child Care Resource and Referral with any ongoing compliance or training needs.
Jami can be reached at: (515) 573-0029

Tiffany currently has no infants under 12 months of age in care. We reviewed safe infant sleeping policies for future reference.

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HHS Child Development
Home Compliance Worker: Earl Crow Date: 10/22/2026

Non-compliance with any of the mandated regulatory requirements listed above may lead to the cancellation or revocation of your Child Development Home Registration. Please take whatever steps are necessary to completely address each of the violations noted above. It is essential you correct all above-mentioned violations.

Child Care Resource and Referral is an excellent resource for providers to access training options and support in your area. You can reach Child Care Resource and Referral at