Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE ANNUAL EVALUATION

Business Name: Diane Wagner

Provider Name: Diane Wagner

Provider No.: 22412

Address: 421 N 11th ST, Osage, IA, 50461

E-Mail:

County: Mitchell

Phone Number: 6418329126

- [ ] Pre-Inspection Date:
- [ ] Approval Date:
- [X] Annual Visit Date: 1/13/2026

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

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1. Basic Overview

I conducted a compliance visit with Registered Child Development Home Category B provider Diane Wagner on 1/13/2026. Diane has been involved with child care for 28 years. She continues using mostly her basement level of her ranch style home, with some use of the main floor for lunch or transitional times when parents are picking up or dropping off. Diane had 5 children in care during the time of our visit. She has 13 total kids in care at this time, with several being part time or school age kids. We reviewed Category B number requirements and her strategies to balance the part time kids. Diane has no HHS-approved assistants or substitutes at this time. Diane has one cat as a pet and had a current vet statement on file. Diane is due to renew her registration on 2/28/2027. The children were engaged in free play during the time of my visit.

2. Identify Observed Strengths Of The Program

Diane has significant experience in the child care industry. She described her best strength as her love for this job. Diane describes her curriculum as mostly free play mixed with structured activities such as playdough, music time, games, and coloring. The children have regular outside time as weather permits. (She has a pretty young group right now so is careful with any real cold winter weather.) Diane's main child care space in the basement includes an egress window with step system, and is designated for child care only. Diane participates in the Food Program to enhance the nutrition level of her meals and snacks.

3. Identify The Aspects That Fall Below The Standard

The provider was found to be in compliance at this time.

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

N/A

5. Special Notes/recommendations

2026 targeted compliance of Emergency Preparedness plan was conducted. The provider's plan was in compliance and the details were consistent with their current operation.

I encourage Diane to work with Shelby Hageman from Child Care Resource and Referral with any ongoing compliance or training needs.
Shelby can be reached at: (319) 433-7760

Diane had one infant under 12 months of age in care during the time of our visit who was awake. Diane has cribs available for napping, and we reviewed safe infant sleeping policies.

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HHS Child Development
Home Compliance Worker: Earl Crow Date: 1/14/2026

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