

Provider ID: 2415182	Provider Case ID: PC-413263	Inspection Date:06/18/2025	Inspection Type: Initial to Full
Director or Licensee: Jiyon Kim		Licensors: Jeni Zaffram	Phone: (425) 223-0906
Name of Facility: DreamTree Preschool by USBKS		Licensor Address: 805 156th Ave. NE, Bellevue, WA 98007-4614	
I would like to request translation/ interpretation services. <input type="checkbox"/>			

Information:

COMPLIANCE ACTION. “Compliance action” means actions other than enforcement actions taken by the department to bring an early learning provider into compliance with chapter 43.216 RCW, 110-300 WAC. A provider may contest compliance actions through the Child Care Violation Dispute process but has no right to an adjudicative proceeding under chapter 110-03 WAC (DCYF hearing rules). A provider may contact the licensor or health specialist for technical assistance to achieve compliance.

ENFORCEMENT ACTION. “Enforcement action” means denial, suspension, revocation, modification, or nonrenewal of a license pursuant to RCW 43.216.325(1) or assessment of civil monetary penalties pursuant to RCW 43.216.325(3). RCW 43.216.010(12). The department may take enforcement action for failure to meet licensing requirements of chapters 43.216 RCW, 110-300 WAC. A provider may contest enforcement actions and seek an adjudicative proceeding pursuant to chapter 110-03 WAC.

FACILITY LICENSING COMPLIANCE AGREEMENT. A facility licensing compliance agreement (FLCA) means an agreement issued by the department in lieu of the department taking enforcement action against a provider that contains: (i) A description of the violation and the rule or law that was violated; (ii) a statement from the licensee regarding the proposed plan to comply with the rule or law; (iii) the date the violation must be corrected; (iv) information regarding other licensing action that may be imposed if compliance does not occur by the required date; and (v) the signature of the licensor and licensee. RCW 43.216.395(2)(a).

FIRST TIME VIOLATION. A provider who violates a rule of short term or long term concern shall not be cited if that violation is the first time the provider violated that rule, and the violation can be corrected the same day the violation is identified. RCW 43.216.395(6). Violations in this category will be recorded in the technical assistance section.

CHILD CARE VIOLATION DISPUTE PROCESS. Child care violation dispute means a review of an Inspection Report by the department supervisor of the licensor who generated this report. A provider may dispute any violation identified on this Inspection Report within ten (10) business days from today’s date. To begin this process, a provider must complete form 15-907 Child Care Violation Dispute Request, available within the Provider Portal, for each rule violation disputed. To learn more about the entire violation dispute process, including the internal review process ("Community Review Board") under RCW 43.216.395, contact your licensor.

Risk Level Classification:

IMMEDIATE CONCERN (I). Rules of immediate concern are requirements developed by the department to protect the health and safety of children against substantial risk of injury, illness, or death. The provider must correct any violation of rules of immediate concern as soon as possible, but in no case later than the next business day.

SERIOUS CONCERN (S). Rules of serious concern are requirements developed by the department to protect the health and safety of children against substantial risk of injury or illness. The provider must correct any violation of rules of serious concern as soon as possible, but in no case later than five business days from the date of non-compliance.

SHORT TERM CONCERN (SH). Rules of short term concern are requirements developed by the department to protect the health and safety of children against the risk of injury or illness that is likely to occur if a provider fails to comply over a short period of time. The provider must correct any violation of rules of short term concern as soon as possible. The provider must demonstrate compliance to the department within 10 business days from the date of non-compliance.

LONG TERM CONCERN (L). Rules of long term concern are requirements developed by the department to protect the health and safety of children against the potential risk of injury or illness that is likely to occur if a provider fails to comply over an extended period of time. The provider must agree to correct any violation of rules of long term concern as soon as possible. The provider must demonstrate compliance to the department within 20 business days from the date of non-compliance.

Non-Compliances: This section of the Inspection Report lists non-compliances found during any licensing inspection. Information from this section will be reported to Child Care Check and can be used to determine current and future licensing and enforcement actions.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0165(2)(c)	Short Term			<input type="checkbox"/>	

WAC/RCW Description:

An early learning provider must take steps to prevent hazards to children including, but not limited to:
 (c) Making inaccessible to children straps, strings, cords, wires, or similar items capable of forming a loop around a child’s neck that are not used during supervised early learning program activities;

Observation:

2c) loose lamp cords and a loose cord for a camera were accessible to children.

6/23/2025 Lamp has been changed to a shorter lamp. The cord is inaccessible and the camera has been removed.

3f) several shelving systems were not secured to prevent them from tipping over.

4c) free standing lamps were not secured to prevent them from tipping.

6/23/2025 Tall lamps have been changed to shorter lamps to prevent tipping.

Non-Compliances: This section of the Inspection Report lists non-compliances found during any licensing inspection. Information from this section will be reported to Child Care Check and can be used to determine current and future licensing and enforcement actions.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0165(3)(f)	Short Term			<input type="checkbox"/>	

WAC/RCW Description:

An early learning provider must take measures intended to prevent other hazards to children in care in early learning program space including, but not limited to: (f) Falling objects. Large objects that pose a risk of falling or tipping must be securely anchored. Large objects include, but are not limited to, televisions, dressers, bookshelves, wall cabinets, sideboards or hutches, and wall units;

Observation:

2c) loose lamp cords and a loose cord for a camera were accessible to children.

6/23/2025 Lamp has been changed to a shorter lamp. The cord is inaccessible and the camera has been removed.

3f) several shelving systems were not secured to prevent them from tipping over.

4c) free standing lamps were not secured to prevent them from tipping.

6/23/2025 Tall lamps have been changed to shorter lamps to prevent tipping.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0197(4)	Short Term			<input type="checkbox"/>	

WAC/RCW Description:

Food must be stored as follows:

- (a) In original containers or in clean, labeled, dated, and airtight food grade containers, if appropriate.
- (b) Food not required to be refrigerated or frozen must not be stored directly on the floor;
- (c) In a manner that prevents contamination;
- (d) Food and food service items (such as utensils, napkins, and dishes) must not be stored in an area with toxic materials (such as cleaning supplies, paint, or pesticides);
- (e) Food that is past the manufacturer's expiration or "best served by" date must not be served to enrolled children; and
- (f) Raw meat must be stored in the refrigerator or freezer below cooked or ready to eat foods.

Observation:

3) The fridge temp registered at 45 degrees.

Corrected: Jennifer lowered the temp right away, onsite.

Non-Compliances: This section of the Inspection Report lists non-compliances found during any licensing inspection. Information from this section will be reported to Child Care Check and can be used to determine current and future licensing and enforcement actions.

4) snack items were observed stored in a cabinet. Some items are no longer in their original container or have been opened. They are labeled with the date opened, but not what the items is or the mfg expiration date. A box of opened gold fish crackers were not stored airtight.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0260(1)(a)	Serious			<input type="checkbox"/>	

WAC/RCW Description:

An early learning provider must ensure all poisonous or dangerous substances including, but not limited to fuels, solvents, oils, laundry, dishwasher, other detergents, sanitizing products, disinfectants and items labeled “keep out of reach of children” are stored:

(a) In a location that is inaccessible to children;

Observation:

2ab) The door labeled "Electrical Room" was standing open during the inspection visit. Cleaners were observed stored in this room.

1c) A spray bottle was said to contain bleach. It was not clearly labeled with its contents. 6/23/2025 the spray bottle has been removed that had bleach in it.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0260(2)(a)(b)	Serious			<input type="checkbox"/>	

WAC/RCW Description:

Storage areas and storage rooms must:

(a) Be inaccessible to children;

(b) Have locking doors or other methods to prevent child access;

Observation:

2ab) The door labeled "Electrical Room" was standing open during the inspection visit. Cleaners were observed stored in this room.

1c) A spray bottle was said to contain bleach. It was not clearly labeled with its contents. 6/23/2025 the spray bottle has been removed that had bleach in it.

WAC/RCW	Risk Level	Corrected On Site	Correction Date	Disputed	Date Disputed
110-300-0505(1)(2)	Long Term			<input type="checkbox"/>	

Non-Compliances: This section of the Inspection Report lists non-compliances found during any licensing inspection. Information from this section will be reported to Child Care Check and can be used to determine current and future licensing and enforcement actions.

WAC/RCW Description:

(1) Postings listed in subsection (2) of this section that are part of an early learning program must be clearly visible to parents, guardians, and early learning program staff. (2) Postings on early learning premises must include: (a) The child care license, pursuant to WAC 110-300-0010; (b) Floor plan with emergency routes and exits identified in each child care area, pursuant to WAC 110-300-0400(1)(b)(i) and 110-300-0470(2)(a)(i); (c) Dietary restrictions, known allergies, and nutrition requirements, if applicable, in a location easily accessible for staff but not available to those who are not parents or guardians of the enrolled child, pursuant to 110-300-0186(8); (d) Handwashing practices at each handwashing sink, pursuant to WAC 110-300-0200(1); (e) If applicable, diaper changing or stand-up diapering procedure at each diapering station, pursuant to WAC 110-300-0220 and 110-300-0221(1)(d); (f) Pesticide treatment, if applicable, pursuant to RCW 43.216.280 and 17.21.410(1)(d); (g) Emergency numbers and information, including but not limited to: (i) 911 or emergency services number; (ii) Name, address and directions from the nearest arterial street or nearest cross street to the facility; (iii) The department's toll-free number; (iv) Washington poison center toll-free number; and (v) The department's child protective services; (h) The location of emergency medical information for children and staff; (i) A notice of any current or pending enforcement action, including probationary licenses pursuant to RCW 43.216.687. Notice must be posted: (i) Immediately upon receipt; and (ii) For at least two weeks or until the violation causing the enforcement action is corrected, whichever is longer. (j) A notice of safe sleep violation in the licensed space as required by WAC 110-300-0291(2), if applicable; (k) "No smoking" and "No vaping" signs, pursuant to WAC 110-300-0420(2)(f); (l) A copy of a department approved waiver or variance from a rule of this chapter, if applicable. Waivers or variances must be posted for parent or guardian view when related to the overall program (not related to any specific child), and as long as the waiver or variance is approved; (m) Insurance coverage, or a lapse or termination of such coverage if applicable, pursuant to RCW 43.216.700; and (n) Any other information listed in RCW 43.216.687.

Observation:

A statement is missing from the required postings: The location of emergency medical information for children and staff.

Where can this information be found?

General Notes:

Annual Talking Points: This section outlines regulations that may not or cannot be observed during a monitoring visit but will be discussed during the inspection.

Discussed	Section
✓	110-300-0015(2): Licensee absence.
✓	110-300-0030(1): Nondiscrimination.
✓	110-300-0030(2): Nondiscrimination.
✓	110-300-0035(1): Department access to licensed space.
✓	110-300-0055(1): Developmental screening and communication to parents or guardians.
✓	110-300-0055(2): Developmental screening and communication to parents or guardians.
✓	110-300-0065(1): School readiness and family engagement activities.

Annual Talking Points: This section outlines regulations that may not or cannot be observed during a monitoring visit but will be discussed during the inspection.

Discussed	Section
✓	110-300-0085(3): Family partnerships and communication.
✓	110-300-0085(4)(a): Family partnerships and communication.
✓	110-300-0085(4)(b): Family partnerships and communication.
✓	110-300-0085(4)(c): Family partnerships and communication.
✓	110-300-0085(4)(d): Family partnerships and communication.
✓	110-300-0085(4)(g): Family partnerships and communication.
✓	110-300-0110(3): Program based staff policies and training.
✓	110-300-0147(1): Weather conditions and outdoor hazards.
	110-300-0148(3): Gardens in outdoor early learning program space.
✓	110-300-0150(1)(h): Program and activities.
✓	110-300-0170(1): Fire safety.
✓	110-300-0170(3)(h): Fire safety.
✓	110-300-0170(3)(j): Fire safety.
✓	110-300-0186(3): Food allergies and special dietary needs.
✓	110-300-0186(4): Food allergies and special dietary needs.
✓	110-300-0205(1): Child, staff, and household member illness.
✓	110-300-0210(7): Immunizations and exempt children.
✓	110-300-0215(3)(a)(iv): Medication.
✓	110-300-0215(3)(a)(v): Medication.
✓	110-300-0250(1)(a)(b)(c)(d)(e): Private septic systems.
✓	110-300-0255(1): Pest control.
✓	110-300-0255(1)(a): Pest control.
✓	110-300-0255(1)(f): Pest control.
	110-300-0270(5)(b): Overnight care.
	110-300-0270(5)(d): Overnight care.
	110-300-0270(5)(e): Overnight care.
	110-300-0270(5)(h): Overnight care.
	110-300-0275(7): Infant and toddler care.
	110-300-0275(8): Infant and toddler care.
	110-300-0281(1)(d): Breast milk.
	110-300-0281(4): Breast milk.
✓	110-300-0331(1): Prohibited behavior and discipline, and physical separation of children
✓	110-300-0331(2): Prohibited behavior and discipline, and physical separation of children
✓	110-300-0331(5): Prohibited behavior and discipline, and physical separation of children

Annual Talking Points: This section outlines regulations that may not or cannot be observed during a monitoring visit but will be discussed during the inspection.

Discussed	Section
✓	110-300-0335(4): Physical restraint.
✓	110-300-0335(5)(a): Physical restraint.
✓	110-300-0335(5)(b): Physical restraint.
✓	110-300-0335(5)(c): Physical restraint.
✓	110-300-0335(5)(d): Physical restraint.
✓	110-300-0335(5)(e): Physical restraint.
✓	110-300-0340(2): Expulsion.
✓	110-300-0340(3): Expulsion.
✓	110-300-0340(4): Expulsion.
✓	110-300-0345(1): Supervising children.
	110-300-0350(1): Supervising children during water activities.
	110-300-0350(6): Supervising children during water activities.
✓	110-300-0357(1): Center mixed age group capacity, ratio, and group size.
✓	110-300-0402(1): Changing early learning program space or location.
✓	110-300-0402(2): Changing early learning program space or location.
✓	110-300-0402(3): Changing early learning program space or location.
✓	110-300-0460(1): Child records.
	110-300-0480(1): Transportation and off-site activity policy.
✓	110-300-0425(7)(a): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(i): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(ii): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(iii): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(iv): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(v): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(7)(b)(vi): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0425(8): Initial, nonexpiring, dual licenses, and license modification.
✓	110-300-0430(1): Authority and requirements to hold multiple licenses
✓	110-300-0455(1): Attendance records.
✓	110-300-0470(3): Emergency preparedness plan.
✓	110-300-0475(1): Duty to protect children and report incidents.
✓	110-300-0475(2): Duty to protect children and report incidents.
✓	110-300-0475(4): Duty to protect children and report incidents.

Signatures:

To dispute violations, you must do so through the Provider Portal, for each rule violation you wish to dispute no later than 10 business days from today's date. Items listed in the Technical Assistance section cannot be disputed.

I agree to correct the issues of noncompliance cited above by the dates indicated according to the regulation risk classification. I understand that I may call the licensor or health specialist to request an extension, for good cause, if I am unable to complete the plan of correction by the agreed-upon date.

Licensee Refused to Sign:

Licensee Signature: Jiyon Kim	Date:	Licensor Signature: Jeni Zaffram	Date:
	06/23/2025		06/23/2025