





Whipple Creek Place HOA

February 15, 2026

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Note: any repairs, modifications, or alterations should first be discussed with the equipment manufacturer to avoid product liability issues.


RECOMMENDATION NUMBER	DESCRIPTION OF ITEM			
26.2.01	Spring Toys			
RECOMMENDATION				
Replace peeling label, touch up paint.				
HAZARD DESCRIPTION		HAZARD RATING	GUIDELINE	
Photos B & C. Appears the age-appropriate labels have been picked at and some information is not legible.		III	CPSC 2.2.6	
Photos A - D. Paint on all three spring toys are worn. The spring toys were structurally sound at the time of my inspection, however some areas where painted is chipped reveal bare metal, which is prone to rust. Touch up chipped paint with matching paint to prolong the lifespan of the spring toys.		III	CPSC 2.5.4 & Section 4 ASTM 13	
			-BLANK-	
Photo B	Photo C	Photo D		

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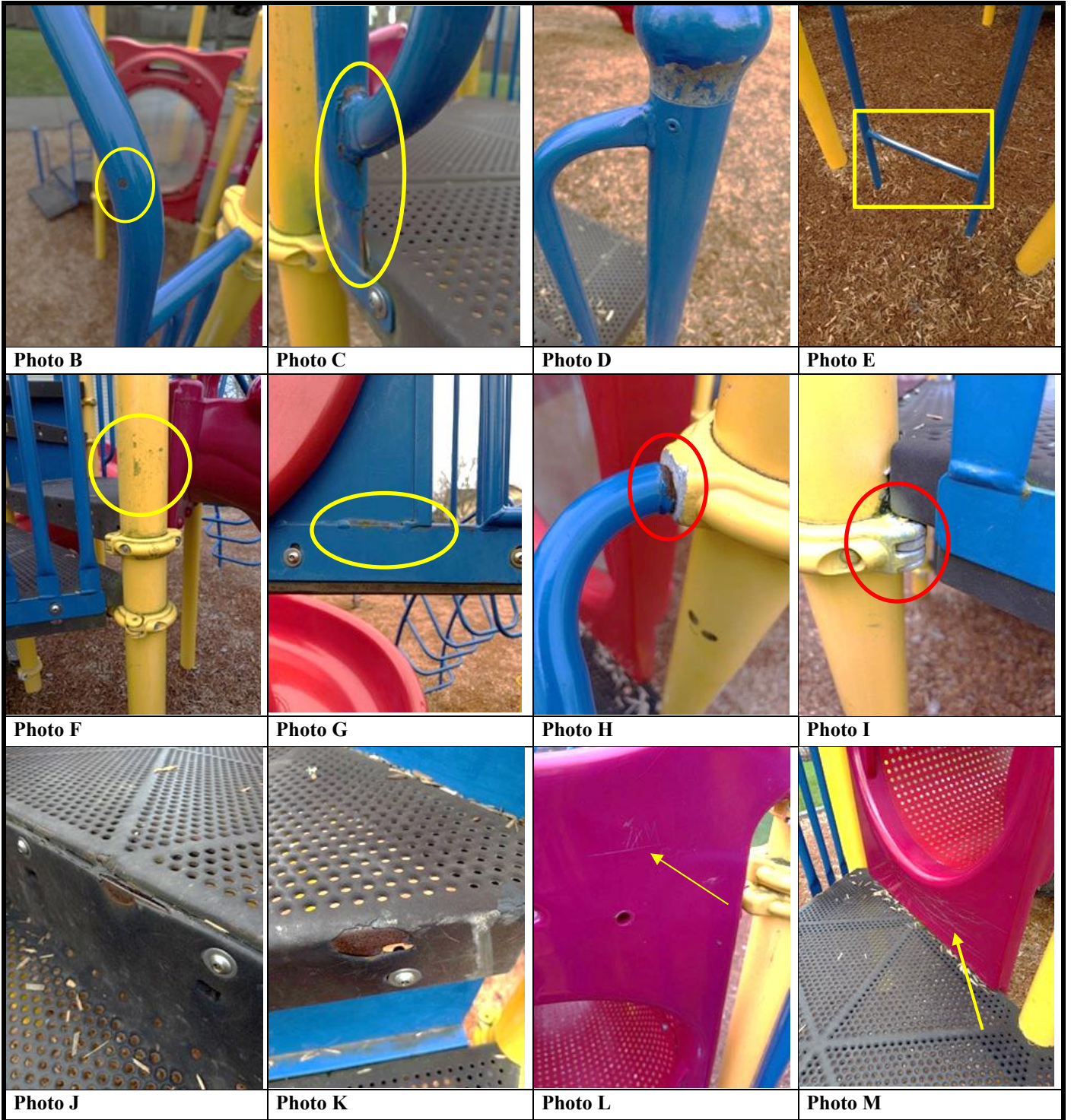
RECOMMENDATION NUMBER	DESCRIPTION OF ITEM		
26.2.02	CPS (Composite Play Structure)		
RECOMMENDATION			
<p>Replace missing age-appropriate label(s). Thoroughly clean the CPS to remove algae, moss, cobwebs, dirt, debris, and rust. Replenish depleted engineered wood fiber (EWF).</p>			
HAZARD DESCRIPTION		HAZARD RATING	GUIDELINE
<p>Photos B - I. A few areas on the composite play structure are very rusty. Paint is chipped, worn, scraped, and oxidized in many areas on the structure. Address the rust by sanding the metal down to a clean and smooth surface, apply cold primer and then repaint with two coats. Oxidized collars should be replaced. If left unattended the rust will continue to deteriorate the metal, which may compromise structural integrity and may also pose health issues to users (as rust may transfer from hand to mouth).</p>		II	CPSC Section 2.5 & Section 4 ASTM 13
<p>Photos J & K. There are also areas of the decking that were rusty at the time of inspection. Sections of the plastisol coating are cracked and/or missing from some play deck surfaces. There is a product called plastisol that comes in small tubes and can be ordered online and is easy to apply. Remove the rust prior to applying the plastisol. If left untreated, rain and usage may break down the deck coating, enlarging current gaps. Exposed metal on hot days may pose a burn hazard to playground users.</p>		II	CPSC Section 4 ASTM 13
<p>Photos L-N. Vandalism scratches and writings were noted on several pieces of playground equipment. When feasible address/eliminate vandalism as soon as identified. Often when vandalism is not addressed timely, it can spur more acts of vandalism. There are several low cost 'how to' remove/repair tutorials online that can be very helpful in restoring the equipment.</p>		III	CPSC Section 4
<p>Photos O & P. Replace bubble panel as it is cracked and damaged with a portion (see photo P) comprising a sharp edge.</p>		III	CPSC Section 4
<p>Photos Q & R. Rake and replenish the fall protection on the playground, playing close attention to the slides and slide pole where fall protection gets easily dispersed. Falls to the surface below are the number one cause of injury.</p>		II	CPSC 4.3
<p>Photos S - U. Remove rust, moss, dirt, debris, and cobwebs from the CPS. Keeping the structure clean will extend its useful lifespan as well as benefit the users.</p>		III	CPSC Section 4

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Photo N



Photo O



Photo P



Photo Q



Photo R



Photo S



Photo T



Photo U

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GENERAL DISCUSSION

GENERAL RECOMMENDATIONS

The playground equipment was in fair condition at the time of my survey. Cleaning, addressing the rust, touching up paint and adding plastisol to the decking would go a long way to improve the longevity of this structure.

Ensure all maintenance and repair efforts are recorded in a playground file. Ideally this file would also contain historic documents such as: installation details, assembly, routine inspections, and annual inspections performed by a qualified inspector.

RECOMMENDED PLAYGROUND SIGNAGE

All equipment should have labels displaying the manufacturer's identification, information regarding the intended ages of playground users, and any warning messages that may be applicable. (Per ASTM Standards, section 14 and CPSC Guidelines 2.2.6)



ADA entrance should have some engineered wood fiber (EWF) raked up onto the ramp to allow for a smooth transition into the fall protection and play area. A 2-3 inch drop off at the perimeter was noted at the time of inspection.

At the time of my inspection the depth of fall protection was approximately 12 inches deep. Measurement was taken at random near high traffic area.

A label has been added to the playground sign advising overall age for users and manufacturer's information.

MAINTENANCE OF FALL PROTECTION

The fall protection/Engineered Wood Fiber (EWF) was slightly deficient in the use zones of the play equipment at the time of inspection. Approximately 10 random EWF depths were recorded, revealing depths between 7-10 1/2 inches. The minimum depth of 12 inches is recommended. Consider adding approximately 4 inches and raking out areas where the EWF becomes mounded, such as the areas underneath the slide beds.

Playground fall protection material should also be **kept free of vegetation** (such as weeds) to help prolong its useful life span. When vegetation inhabits the EWF, roots grow, and soil accumulates which reduces the efficiency of the fall protection. Vegetation in the use zones may also pose trip and fall hazards. Any use of herbicides should warrant careful scrutiny to determine whether the application, or a lasting residue, might result in a hazard exposure to children.

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It is difficult to maintain sufficient levels because loose fill materials can lose effectiveness by:

- drainage issues/problems
- wind scattering as well as other weather conditions,
- frequency of use,
- displacement by users
- general compression over time
- and the mixing of soil, leaves, and pinecones into the wood chips (breaking down).

To combat these problems, ensure that each playground has good drainage, is free of debris (such as trash, pinecones, rocks, etc.), and maintains an adequate depth of fall protection. Remove vegetation, pinecones, rocks, trash, etc. from fall protection and playground areas.

ADA ACCESSIBILITY

Note: As of April 2017, accessibility has been defined and put into Federal and State Law. All private and public businesses are to follow the regulations for ADA universal barrier-free access to and from playgrounds and play equipment components. The Whipple Creek HOA playground meets access/entrance requirements but not the DOJ 2010 Standard for Accessible Design. If the Board plans to move or replace equipment in the future, please consider and plan for incorporating the current ADA accessibility standards which requires more ground level play features.