

Zeager Maintenance Recommendations

Daily

1. Visually inspect the entire playground area. Remove all foreign material (i.e. trash, tree branches, etc.). [Reference ASTM F1487, Section 13.2.2]

Weekly

1. Rake and tamp the WoodCarpet as necessary to keep the surface level and the depth sufficient throughout the play area especially between entrance and exits of equipment where more maintenance may be required. Installing wear mats in these areas will reduce maintenance. Zeager makes various sizes for most equipment needs. ADA requires a level, firm surface where access is needed.
2. Look for abrupt changes in level at the accessible entrance to play area. For in ground installation simply add EWF as necessary to keep a smooth transition. For above ground, install a ramp into the play area and keep surfacing level sufficient for smooth transition. Also check areas such as the transition between wear mats and the surrounding surface. For Bonded pathways, keep ramped side edges covered with loose fill Woodcarpet to allow smooth transition from ramp to surrounding surface and vice versa.
3. Use a leaf blower, vacuum or broom to keep RecBase synthetic grass & indoor carpet surfaces clean. If mud or stain is apparent on outdoor surface, a water hose with a pressure spray tip or power washer can be used sparingly. Cleaning agents that do not contain bleach can be used moderately, dilute as recommended by the manufacturer and apply with mop or scrubbing device.

Monthly

1. In the highest use areas, dig down to the subsurface or drain system and measure the depth of WoodCarpet and or Bonded WoodCarpet. Ensure that the depth is sufficient for the fall height of the structure. [Reference ASTM F1487, Section 13.2.1 and Zeager's product specifications] All equipment footers should be covered with at least 12" of WoodCarpet, including the Bonded WoodCarpet layer if used. All play areas installed over a hard surface (asphalt, concrete, etc.) must maintain a minimum of 12" of WoodCarpet, including the Bonded WoodCarpet layer if used, and must have a drain system and TuffMats in all high traffic areas. The use of markings on the play structure supports or on the containment barriers is also recommended as a means to ensure sufficient depth. Top off with additional WoodCarpet or Bonded WoodCarpet as needed. Wetting and tamping the surface will speed up the compaction process & keep the surface firm & stable.
2. The WoodCarpet or Bonded WoodCarpet surface must be maintained at a specific distance below some components (i.e. slide exits, swing seats, merry go rounds, transfer stations, etc.). [Reference ASTM F1487].
3. Check and ensure sufficient depth of WoodCarpet under each TuffMat. Cutting one or two of the ties is necessary to flip the mat up to check surface below. To top off, cut the plastic cable ties on three sides of the mat, turn the mat over and add WoodCarpet to the desired depth. Turn the mat back over, and dig a channel around the 3 edges of the mat, down to the base of the WoodCarpet. Use new plastic cable ties to reattach the mat to the anchors. Refill the channel and ensure mat edges are covered with WoodCarpet so as not to create a trip hazard. See instructions at: <http://www.zeager.com/products/recreation/woodcarpet-mats/>
4. Check for loose RecBase grass edges and seams, or loose TuffMat anchors. Some Secure any loose edges, seams or mats and ensure that TuffMat edges are sloped down and covered with WoodCarpet or Bonded WoodCarpet so as not to create a trip hazard and to maintain accessibility. See Zeager's installation instructions for help on securing edges, gluing seams or installing mats. Some videos are available at www.zeager.com –planning and resources page.
5. Visually inspect each TuffMat for holes, tears, or vandalism. Tears could be a trip hazard. If the mat contains any hazards, remove the mat and replace with a new mat. Nylon ties at anchor points may break due to exposure. Replace as needed.
6. Check the playground surface for cracks, tears and general wear. Fix rips in RecBase grass using seam tape and adhesive; holes and gaps can be patched using a new piece of RecBase grass cut to fit the hole and then secured with seam tape and adhesive. Heavy Duty RecBase grass for high wear areas is available. For Bonded WoodCarpet, cut out any loose or cracked sections and fill in with fresh WoodCarpet and binder. Repair instructions are available. Zeager recommends applying a clear sealer to extend the life of the Bonded Woodcarpet layer to be installed within the first year of installation and every year thereafter depending on use. Check with Zeager representative for product info and application recommendations.
7. Check the performance of the drain system by ensuring that water is flowing from a drain system outflow pipe immediately after rain. Also, make sure there is no standing water on the playground surface. If using WoodCarpet, another option is to dig down to the base of the WoodCarpet to check for standing water. The water level should be below the base of the WoodCarpet within 30 minutes after the rain ceases. Poor drainage will decrease life expectancy and resiliency during colder temperatures.

Notes

1. WoodCarpet appearance and longevity will be enhanced by the removal of weeds or periodic application of an approved weed inhibitor. Application should be done by a certified pesticide applicator and be suitable for human contact. When mowing around the play area, mow so that grass and leaves are blown away from the playground.
2. During a dry season, it may be necessary to wet the surface of the WoodCarpet with water. When tested, fresh WoodCarpet was found to be fire resistant because it is made from fresh wood, which has sufficient moisture content to resist flammability. An alternative to periodically applying water would be to apply a fire retardant. Ensure that the retardant is designed to be used on fresh wood and that it is safe for human contact.
3. WoodCarpet contains fresh wood. Fresh wood contains tannins, which are a natural preservative found in living plants and trees that rain will eventually wash out of the WoodCarpet into the drain system. This dark brown residue is externally harmless to humans and should gradually diminish.
4. Because certain unitary surfaces such as turf, rubber tiles and poured in place rubber become less flexible over time, we recommend impact testing every 3-5 years to ensure the surface remains compliant to impact testing safety standards. Call your Zeager rep for more info.
5. During freezing conditions, all of our playground surfaces will naturally be less resilient, particularly with poor drainage. Restrict use of the area accordingly.
6. These recommendations are based on average climate and playground use conditions. Unique climate conditions and high use sites may require more frequent maintenance.
7. Due to weather conditions, poor drainage, too much shade, or a combination thereof, bacteria may rapidly colonize, which may lead to fungus growth on the WoodCarpet. If fungus becomes visible, simply scoop out and dispose of the fungus. Apply a mixture of one part liquid laundry detergent to three parts water to the area with a pump sprayer, or spread lime on the surface and lightly rake into the area.
8. For more information, contact a Zeager representative.