



Playscape Inspection & Consulting Service Inc.

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7 D'Aubigny Rd - Brantford, ON - N3T 6J2

PLAYGROUND INSPECTION REPORT



CLIENT INFORMATION

Agency Requesting Inspection: Municipality of Middlesex Centre

Billing Address: 1 Tunks Lane, Komoka, Ontario, N0L 1R0

Site Location Address: Bryanston School Park - 15237 Thirteen Mile Rd, Bryanston, Ontario, N0M 2A0

Phone: 519-601-8022 x 5103 - Justin

Email: fidler@middlesexcentre.ca, darling@middlesexcentre.ca, thomas@middlesexcentre.ca

Report: Annual comprehensive

Inspector: Dave Jackson, CCPI, CPSI

General Information: _____

SITE CONDITIONS

Date: March 25th, 2025

Time: 8:50am

Access: General

Fencing: Chain link

Location: School yard

Street Furniture: Bench

Building Fixtures: None found

Landscape: Memorial boulder, tennis courts, mature trees

Proximity to: Street: 100m Residences: N/A

Weather: Cloudy

Temperature: 0° Celsius

Pathways: Asphalt

Lighting: On building

Owner/Operator Signage: Present

Caregiver Building: N/A

PROTECTIVE SURFACING INFORMATION

Material: Pea stone

Size/Area: Structure - 13m x 9.15m
Swings - 24.5m x 10.5m

Retaining wall / excavated pit: Wood/poly retainers

Surface condition: Fair

Depth Tests:	Test #	1	15	2	17	3	
	Location:	Structure		Swings		N/A	
DEPTH OF PROTECTIVE SURFACE:		16.00 cm					

Surface Temperature: 0° Celsius

Drainage: Appears adequate

Compaction: None found

Contamination: None found

Most recent top up: Unknown

Exposed footings / bases / other: NO

Most recent roto-till: Unknown

Surface Impact Attenuation Test Performed: YES

Maximum CSA Fall Height: 270cm

Maximum Height of Equipment: 325cm

EQUIPMENT INFORMATION

Equipment type	Manufacturer + Contact Information	Model / Order #	Date of MFG	MFG	A.A
Playstructure	PlayPower LT - 800-265-9953	PB-110110968	2001	Present	None found
Swings	APE - 800-463-2361	None found	None found	Incomplete	None found

Colours: Tan, green, red, black, stainless

Evidence of Retrofit: No

CSA Standard Edition: 1998

Additional Information: _____

Materials: Slide: Poly Supports: Steel

Guardrails/barriers: Steel / poly Platform: Plastisol

SITE INVENTORY

Playstructure

	PLATFORM HEIGHT	CONDITION
1 x stairs closed	0cm - 95cm	Compliant
1 x switchback climber	95cm	Compliant
1 x dual slide	95cm	Non-compliant



SITE INVENTORY



Playstructure	PLATFORM HEIGHT	CONDITION
1 x crawl tunnel	95cm - 95cm	Compliant
1 x steering wheel	95cm	Compliant
1 x rung ladder	95cm	Non-compliant
1 x arch rung climber	130cm	Non-compliant
1 x wave slide	130cm	Compliant
1 x access component	130cm - 175cm	Compliant
1 x corkscrew climber	175cm	Compliant
1 x wave slide	175cm	Compliant
1 x counter top panel	Ground level	Non-compliant






Swing set	MEASUREMENTS	CONDITION
1 x 3-leg 3-bay swing set - 4 x belt, 2 x tot	PP = 270cm	Compliant
	Y = 220cm	



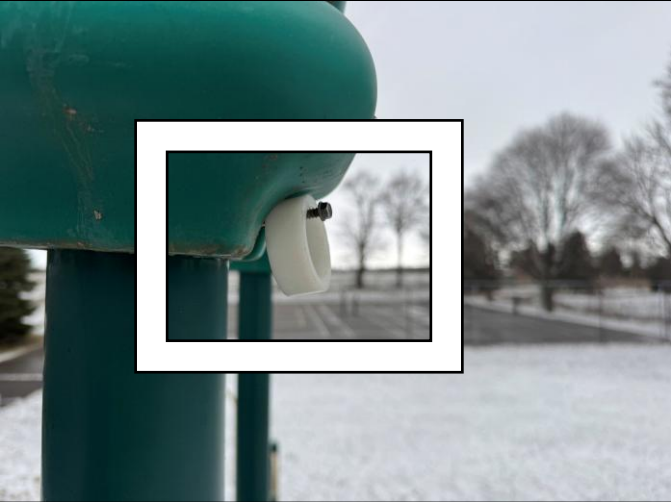
ISSUES OF NON-COMPLIANCE

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ISSUES OF NON-COMPLIANCE

	<p>Clause 12.4.1 <i>In areas of uncontrolled motion(eg., slide or sliding pole) there shall be no entanglement hazards that can entangle drawstrings or other clothing.</i></p> <p>Priority # 1</p> <p>Dual slide (95cm platform) both sides - Toggle/cord of testing device caught on both slides between support and TOP of slide hood.</p> <p>RECOMMENDED ACTION: Install component that prevents the toggle from becoming caught between the slide hood and support. Repair on both sides of the slide hood.</p>
	<p>Clause 7.8.1 <i>Fastesners, connecting, and convering devices shall not loosen or shall not be removable without the use of tools. Lock washers, self-locking nuts, or other locking means shall be provided for all nuts and bolts. Hardware in moving joints shall also be secured from unintentional loosening.</i></p> <p>Priority # 3</p> <p>Countertop panel - Loose hardware.</p> <p>RECOMMENDED ACTION: Tighten the hardware as soon as possible.</p>
	<p>Clause 11.4.1 <i>All repairs shall comply with this Standard. When a defect is observed, it shall be immediately reported and repaired. Details of the defect or problem and remedial action shall be recorded. If the repair takes time, all reasonable steps shall be taken to restrict access. Warning or danger signs alone shall not be acceptable. Damaged or worn components shall be repaired or replaced in accordance with this Standard.</i></p> <p>Priority # 1</p> <p>Poly arch component (above wave slide 130cm platform) - Missing hardware.</p> <p>RECOMMENDED ACTION: Contact the manufacturer to obtain the correct hardware for this component. Replace hardware as soon as possible.</p>

ISSUES OF NON-COMPLIANCE

	Clause 12.3.3.1
	<i>There shall be no protrusion on any play structure that extends beyond the face of any of the three test gauges.</i>
	Priority # 1
	Poly arch component - exposed hardware creating protrusion hazard.
RECOMMENDED ACTION: Replace hardware as soon as possible to eliminate the protrusion hazard.	

RESULTS

PLAYGROUND EQUIPMENT:	Non-compliant with CSA Z614:2020
SURFACE IMPACT ATTENUATION:	Compliant with CSA Z614:2020

OBSERVATIONS AND RECOMMENDATIONS

Equipment installed prior to latest version of CSA Z614

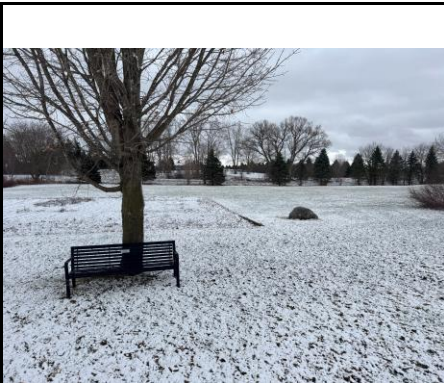
Playgrounds are required to comply with the Standard in place at the time of installation.

It is a good standard of care to maintain all playground equipment as per the new data presented in the most recent version of CSA Z614.

Site furnishings

Site furnishings are not covered by the requirements of CSA Z614:2020 (Clause 1.8).

Objects and furnishings not primarily intended for play, such as fences, benches, tables, landscape elements, independent shade structures, borders intended to contain protective surfacing, and plant/natural materials are not covered.



OBSERVATIONS AND RECOMMENDATIONS

Wood retainer

The wood retainer was demonstrating minor signs of deterioration at the time of inspection.

The wood retainer is not covered by the requirements of CSA Z614, however good practice suggests repairing damaged/deteriorating components as required to prevent the risk of equipment failure or injury to users.



Poly retainer

Sections of a poly retainer were present at the time of inspection (adjacent to swing set).

It appears that some sections of the retainer have been removed while other sections remain.

Though the retainer is not covered by the Standard, it is recommended that the remaining sections of poly retainer be removed as soon as possible.

Manufacturer and age appropriate labels

This play equipment was installed prior to 2014 when the labels became a requirement of CSA Z614:2020.

No safety risk is created by the absence of labels. No action required.

Contact the manufacturer should you wish to obtain updated labels for the equipment.

Pea stone surfacing

Pea stone is a loose-fill surfacing system that is subject to displacement, compaction and shrinkage/contamination.

Redistribute pea stone surfacing material (during daily/weekly inspections) to high wear areas to maintain compliance (slide exits, stair/climber accesses, upper body equipment, swing bays, rotating equipment).

A lime stone screen can develop 5cm to 10cm below the surface which can impact the attenuation properties of the surface if general maintenance is not performed regularly (roto-till, rake, or similar device).

Age of equipment

The typical life span of a composite playstructure/play equipment is approximately 15 to 20 years.

The play equipment currently installed is 24 years old (installed in 2001).

This should be considered by the owner/operator when planning/budgeting for future upgrades or potential replacement.

Inspection summary

Despite the age, the equipment and surfacing were in fair condition at the time of inspection.

Complete the repairs to address the issues of non-compliance listed above and prolong the life span of the equipment.

The pea stone surface demonstrated compliant impact test results, however a top-up and general maintenance (roto-till) is recommended be completed as soon as possible to improve the surface performance.

OBSERVATIONS AND RECOMMENDATIONS

Barrier panels (loose hardware)

Several barrier panels were demonstrating minor play at their connections to the platform at the time of inspection. The components were stable, however it is recommended that all hardware be tightened as soon as possible to prevent unintentional loosening of the components.

The condition of all hardware should be monitored during daily/weekly inspections and tightened as required.



Depth of surfacing material

As per table D.2 of CSA Z614:2020, 300mm (11.81") of 'washed, round, pea-type gravel' is recommended to be installed to provide adequate attenuation properties for the defined fall height of the play equipment. A top-up of pea stone surfacing will improve the performance of the surface.

Respectfully submitted,

Dave Jackson

Dave Jackson, CCPI, CPSI