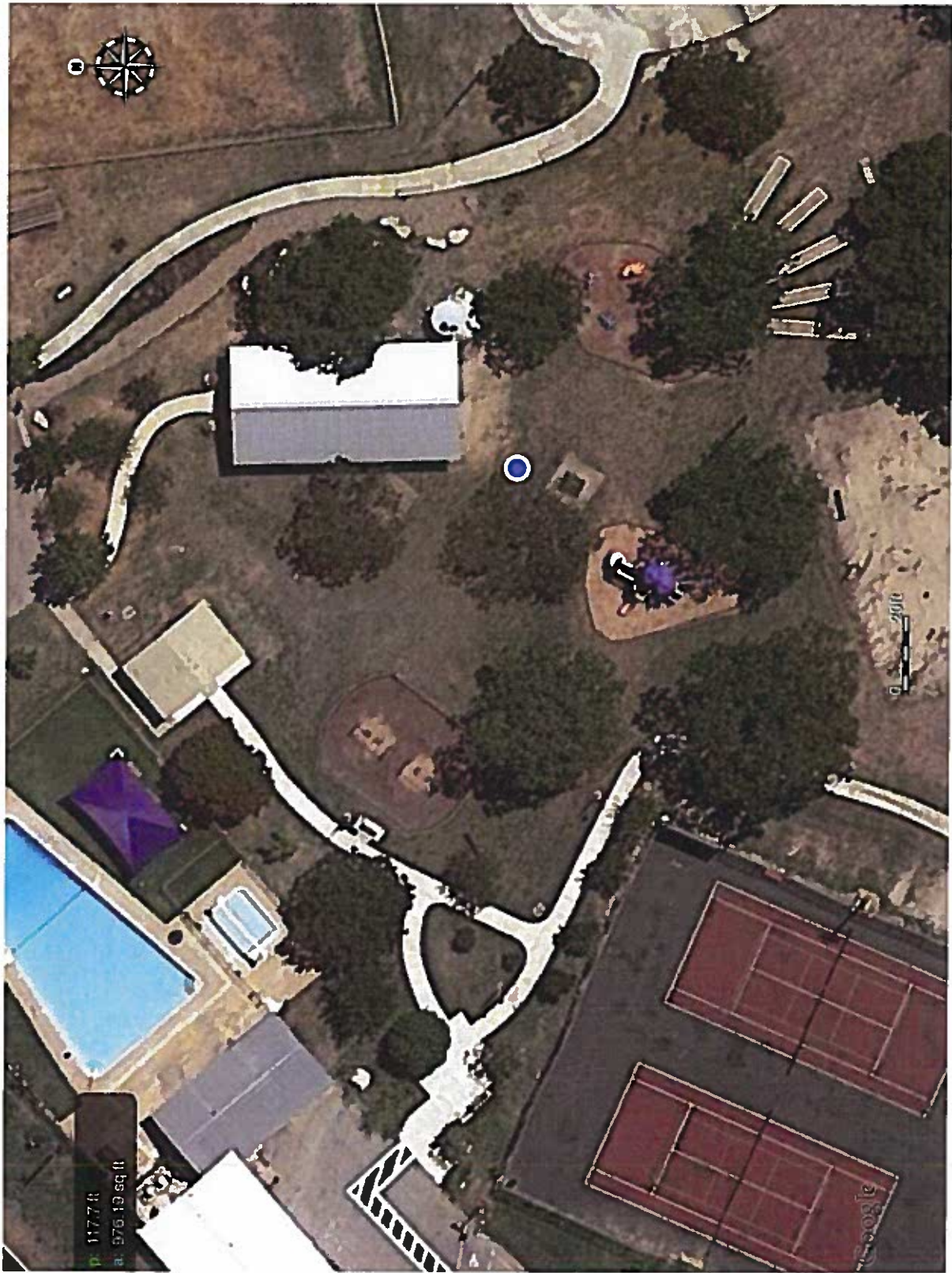


**Johnson City  
Community Park Playground  
Safety Inspection Report**

**November 15, 2021**

**Prepared by  
Rene' Hudspeth,  
CPSI #49126-0823**



**Johnson City Community Park**  
**620 N Nugent Avenue**  
**Johnson City, TX**

November 23, 2021

Mr. Rick Schroder  
Chief Administrative Officer  
P.O. Box 369  
303 E. Pecan  
Johnson City, TX 78636

RE: Community Park– Playground

Dear Mr. Schroder,

Thank you for allowing me the opportunity of serving as your Playground Safety Inspector. It is my desire to submit to you an audit report that is both beneficial and informative.

At your request and after having received your authorization, I arrived at 620 N. Nugent Avenue at approximately 3:00 P.M. on Monday November 15, 2021. The weather was sunny and fair, and the temperature was 79 degrees.

It is my understanding this safety inspection was requested as a preventive measure. While at the playground I witnessed one small toddler in a bucket swing with her father. There were no other persons on site.

In accessing this playground pit I utilized criteria as outlined by the following organizations:

- 1. Consumer Product Safety Commission (CPSC) – CPSC has issued voluntary guidelines for the use of public playgrounds. The guidelines present safety information for public playground equipment. The purpose of the CPSC guidelines is to address the hazards that result in playground related injuries and deaths. You may access them online at [www.cpsc.gov](http://www.cpsc.gov). Through their website you can find the Public Playground Safety Handbook which details all of their playground safety guidelines, publication #325*
- 2. National Association for the Education of Young Children (NAEYC) – NAEYC has 10 accreditation standards. These standards describe essential elements that define a definition of quality for childcare, preschool, and kindergarten programs. One of the ten standards is called the physical environment standard. It addresses the safe and healthful environment that provides appropriate and well maintained indoor and outdoor physical environments. You may access NAEYC's guidelines via their website at [www.naeyc.org](http://www.naeyc.org).*
- 3. American Society for Testing Materials (ASTM) – ASTM has issued a national voluntary guideline for a standard consumer safety performance specification for playground equipment for Public Use. More specifically ASTM F1487-21. This consumer safety*



*performance specification provides safety and performance standards for various types of public playground equipment. Its purpose is to reduce life threatening and debilitating injuries.*

4. *National Program for Playground Safety – A nonprofit organization delivering training and services about outdoor play and safety. The NPPS has developed the largest and most comprehensive clearinghouse of information and resources about outdoor play area safety in the United States. [www.playgroundsafety.org](http://www.playgroundsafety.org), [www.kidchecker.org](http://www.kidchecker.org), [www.playgroundsupervision.org](http://www.playgroundsupervision.org)*
5. *Playground Safety is No Accident* by Kenneth Kutska – 5<sup>th</sup> Edition

### Report on General Hazards

#### Surfacing

Head form drop test on the surfacing have NOT been performed and were not part of this Safety Inspection. To my knowledge Johnson City does not have record as to the certification of the existing safety surfacing within the borders of the three pits. Should this be the case I would highly recommend certification from manufacturer/installer be obtained stating the surfacing is IPEMA and/or ADA certified and meets or exceeds ASTM Standards F1292-18, F1951-14, F2075-15, and F2223-19.

Surveys by the United States Consumer Product Safety Commission (CPSC) and others have shown that falls from playground equipment onto the underlying surface are a significant cause of injuries to children. Severe head injuries are the most frequently implicated cause of death in playground related falls. Use of appropriate impact-attenuating surfacing materials in the use zone of playground equipment can reduce the risk of fall-related injury. It is believed that the risk of life-threatening head injuries is reduced when appropriate surfacing materials are installed.

EWF is used within the composite play pit and the swing pit. The safety surfacing within the 2-5 pit looked to be a decomposed granite, however I am not certain of this. I would recommend removal of existing material to an adequate depth and installation of a certified playground safety surfacing. Note that EWF as a loose-fill surfacing is displaced easily. This displacement will put your EWF depth below 9" (minimum required by CPSC 2.4.2.2-7) My recommendation would be to bring all playground pits to at least a depth of 12" to allow for compaction. (CPSC 2.4.2.2) and to provide for less required maintenance to remain at or above the minimum depth. I would also recommend the addition of wear mats in high traffic areas such as slide exits and under swings. (CPSC 2.4.2.3) This prevents kick out of loose fill surfacing and adds to the impact attenuate properties of the surfacing.

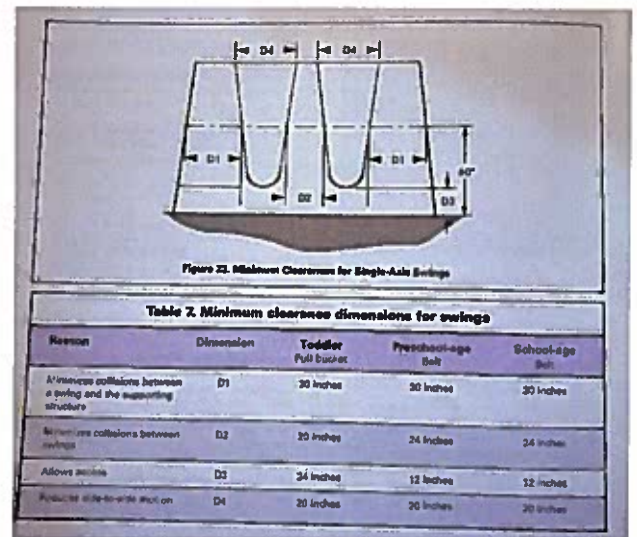


The previous photos were taken of the surfacing within the swing pit. It was noted at time of onsite inspection there was no safety surfacing present within this pit.



There was exposed filter fabric, which in my opinion, presents a serious tripping hazard as indicated in the photo.

Additionally in the absence of adequate safety surfacing the distance between the bottom of the swings and the top of the safety surfacing becomes an issue. I have attached figure 23 from the CPSC Handbook to further illustrate this lack of compliance to suggested guidelines.





It was also noted at the time of the onsite visit the ewf within the composite unit pit was less than 1 inch in depth and again exposed filter fabric is evident throughout pit and presents a tripping hazard.



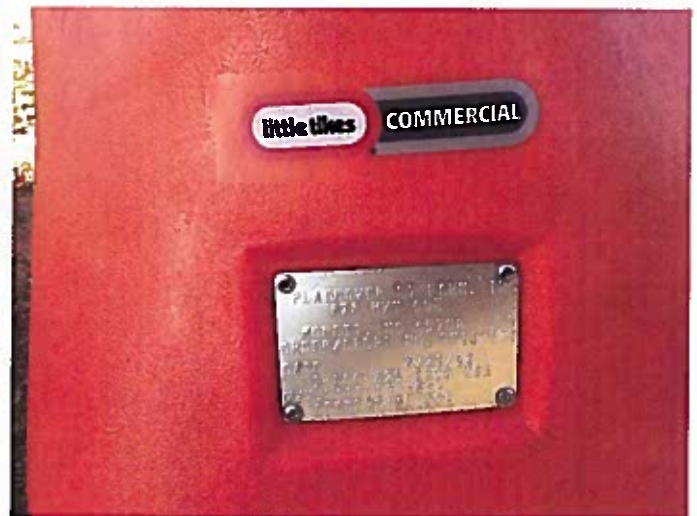
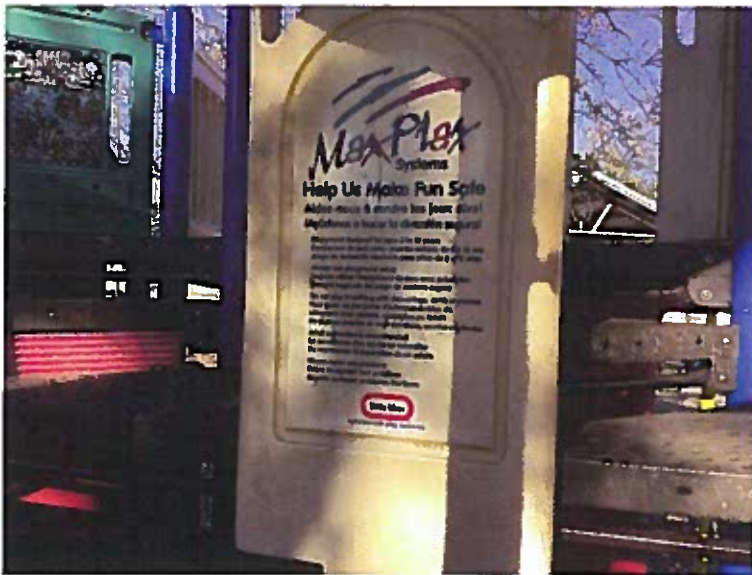
As indicated in the above photos adequate safety surfacing would aid in resolving several guideline issues. According to the CPSC (CPSC 5.3.6.4) the slide exit should be at least 7" but no more than 15" above the protective surfacing if the slide is over 4' high.



The above photos were taken of the toddler pit. I would reiterate my concern and consider this a top priority as in my opinion there is no acceptable safety surfacing present within the borders of this pit.

## Signs and Labels

Signs and labels indicating age use, supervision, strangulation, surfacing warning and hot surface warnings must be placed so that users and supervisors can see them from any direction that they approach the playground equipment, such as being placed on the equipment itself, or in a triangulated configuration so that signage/labels are seen upon approach from any direction. They must be at adult eye level (except for surfacing level markers). These are mainly for supervisors and parents to see so that they are informed of these hazards to adequately protect the children. (ASTM F1487-17, 5.2,14.1,14.2.1, 14.2.4, 3.1.52, CPSC 2.1, 2.4.2.1, 2.5.3, 2.2.6, 2.2.7, 3.2, 5.3.6 (slides)) (ASTM 1487-17, 3.1.52, 14.1.14.2.3 and CPSC 3.2.1 refer to signage for strangulation hazards, re: drawstrings, jump ropes, helmets, and necklaces.) There was very minimal signage within the play areas of this location and much of it was very deteriorated or unreadable. Manufacturer contact information was present on equipment. I would suggest the City obtain appropriate signage from their playground equipment supplier. No age-appropriate signage was noted on equipment or at entry to play areas except as indicated by following photos.



## ADA Accessibility

Also, reference: CPSC 1.6,2.2.1,2.4.2.2 and the ADAAG 2010 Standards for Accessible Design. The city may want to consider having a Registered Accessibility Specialist audit this site for accessibility. There was no ADA compliant access or equipment noted at the time of this inspection.

## REPORT ON FENCING

General: For more rationale to explain purposes of rules, see the Appendix of sections of the ASTM F2049-17 Standard. I would recommend obtaining a copy of this ASTM Standard.



**NOTE\***

*All gate and fences children may come into contact should not have protrusions (pins, bolts, and gate latches) even if the protrusions are more than 200 feet away from the playground equipment and/or use zones. Please check these protrusion hazards beyond the playground pit areas.*

There is no fencing evident specifically encompassing the playground pits. There is fencing located at this park facility, however it surrounds the baseball field and the tennis courts. The playground pits are more than 200' from parking or drive areas. I would point out again the importance of supervisory signs always encouraging awareness of the location of all children.

**Report on Swing Pit**

The swing pit consist of two swing units comprised of one bay containing 2 swings per bay. One unit consist of two belt swings and one unit consist of two bucket swings. These swing units had no open "S" hooks. The use zone measured to be adequate surrounding the unit. The belt seats were in good condition presenting no noted protrusion hazard. (CPSC 5.3.8.5) Minimum clearance dimensions for swings were observed. (CPSC Table 7) except as previously noted under "Surfacing". As the swing units are the only features within this pit circulation routes as suggested by both CPSC and ASTM guidelines are evident. (ASTM F1487-17, 9.8.2, CPSC 2.2.3)



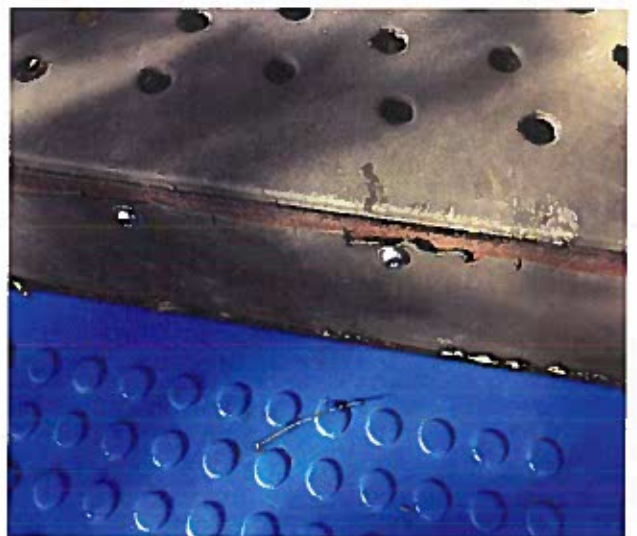
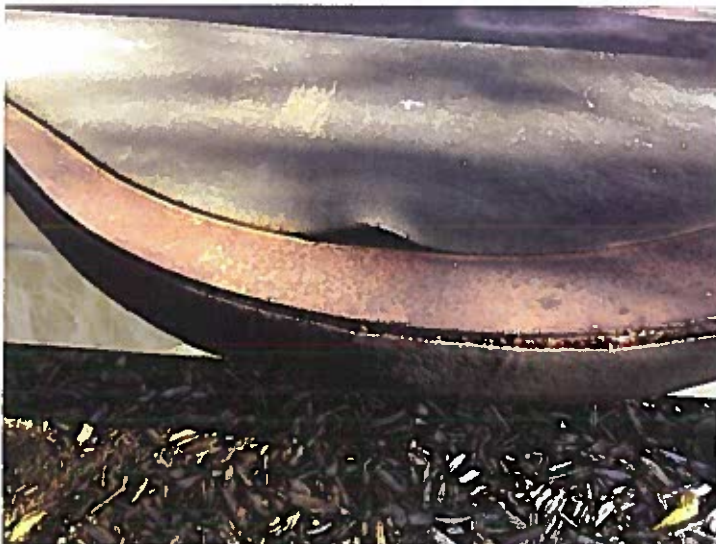


### Report on Composite Unit Pit

The "center" pit contains a composite unit consisting of a circular slide, a straight slide, balance pods, a fireman's pole, step climber, blue "rock" climber, step climber with chain, upper and lower activity panels. Signage noted on the equipment indicated age appropriate for ages 5-12.



It was noted at the time of the onsite visit the coating on the platforms and stairs of this unit are very degraded and should be repaired/replaced immediately. This wear creates not only a tripping hazard but, in many cases, presents a laceration hazard.





There are many "cuts" in the plastic throughout this unit and in rubbing my hands across them it was evident that laceration hazards were present because of these cuts.



Although not necessarily considered a "safety" issue, graffiti was also noted on the equipment, and in my opinion should be addressed.



In my opinion the steps of the step climber should be repaired or replaced immediately. They are extremely worn and create laceration and fall hazards.



I believe should the crack in the slide not be addressed soon, it will present a laceration hazard and possibly an entanglement issue.

In walking across the balance pods the wear and tear at the pivot point was noted at each of the pods. In my opinion this could present a severe injury hazard should it completely break while a child is crossing.



Additionally, there is a complete break in the railing located at the circular slide and the step climber. In my opinion this presents a number of safety issues not the least of which is a fall hazard.



In reviewing this unit, I have noted many, in what are my opinion, safety concerns. I would also note the amount of "mold" and what I would term as normal wear and tear on this unit. Issues such as the broken handrail, worn pivots, and lack of protective surfacing would suggest to me priority one safety concerns and should be addressed immediately. In my opinion if they cannot be addressed in a timely manner closure of the unit should be considered.

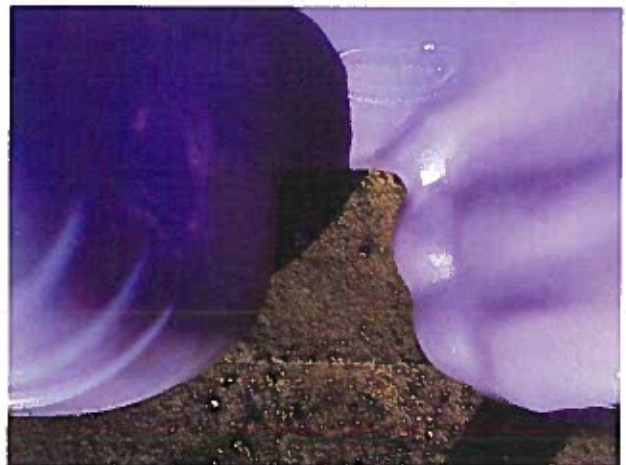


## Report on Toddler Pit

Although the intended user group should be obvious from the design and scale of equipment, signs and/or labels posted in the playground area or on the equipment should give some guidance to supervisors as the age appropriateness of the equipment. (CPSC 2.2.6) I mention this as I have termed this pit the "Toddler Pit" without any "official" notation or signage.



As was mentioned in the Safety Surfacing section, lack of appropriate safety surfacing is a priority one concern of this pit. There is exposed concrete and attachment devices at the dinosaur features.



This pit contains three dinosaur features and a composite unit consisting of arched stairs, curved slide, wave straight slide, upper and lower activity panels. Although not certain I believe there is a part missing in one of the upper activity panels as indicated in the following photographs



The dome panel to the side has a small crack which I believe could cause injury to a small child.

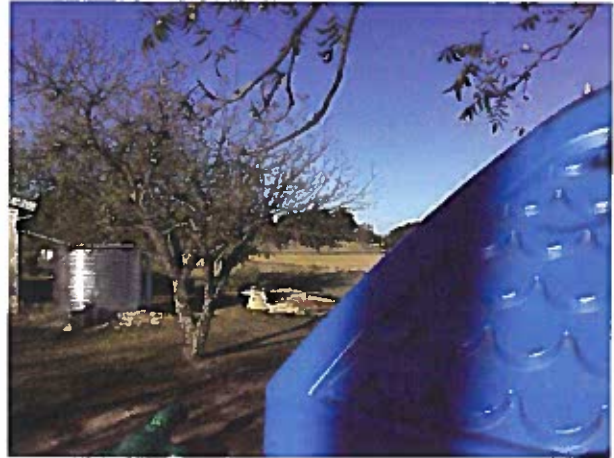


I would also note there are several missing bolt covers throughout this unit, none were noted to be entanglement issues, but are evidence of the wear and tear of this unit.





According to the American Academy of Dermatology, research indicates that one in five Americans will develop some form of skin cancer during their lifetime. Utilizing existing shade (e.g., trees) is a potential way to help protect children's skin from the sun. However, when trees are present additional maintenance issues arise such as cleaning up debris and trimming limbs. (CPSC 2.1.1) Overhead obstructions within the use zones of playground equipment that are not part of the play structure (example tree limbs) shall not be within 84" of each designated play surface (ASTM F1487-21 9.8.4.1) You will note in the photos below the proximity of the tree limbs to the play surface of the composite unit.



### General Playground Considerations

A joining shaded pavilion is provided within the outdoor play environment. (CPSC 2.1, 2.1.1) Seating (benches, tables) are provided. As mentioned in relation to the coating on the play equipment the coating on some of the tables and benches is also in need of repair. Trash receptacles are provided and located outside of the play area use zone as well as cooking grills. The playground is accessed safely by a sidewalk that is free of standing water, pea gravel, and low branches. (NOTE\* Accessibility Audit is recommended)







I believe I would be remiss if I did not mention the hazard of the damaged volleyball net in the sandy area next to the playground pits. I noted several tripping hazards from the anchoring devices, and I believe a child could easily become entangled in the net. I would recommend removal of the net as soon as possible. Although I was not present at this location after dark this appears to be a well-lit facility.





## Summary

I have strived to list any major violations of safety guidelines applicable to the play areas located at Community Park in Johnson City, Texas:

1. Adequate fall/use zones
2. Adequate safety surfacing
3. Equipment maintenance
4. Areas of possible head entrapment
5. Any entanglement issues
6. Fencing (ASTM F2049)
7. Any loose or missing parts
8. Any protrusion hazards

It is my professional opinion, based on the resource material provided within the scope of this report that these playgrounds represent well-designed, properly installed playgrounds, however, I would note the normal wear and tear of the units. I did not have access to any specifications or history concerning any of the equipment referred to within this report. If this information is not on file with the city I would recommend obtaining/maintaining this information for future reference concerning equipment and surfacing specification and certification from manufacturer.

It has been my goal in completing this report to provide you with information which will be beneficial in maintaining and continuing to develop safe outdoor play areas. I hope I have also offered you additional resources that will aide you in this process. Too, I hope you will feel free to contact me with any questions or concerns about your outdoor play areas.

Again, it has been my pleasure in providing this information to you and again, I thank you for allowing me this opportunity to serve the city of Johnson City, Texas.

Sincerely,

Rene' Hudspeth  
Certified Playground Safety Inspector, #49126-0823



Lea Park & Play, Inc.  
 1105 Hampshire Ln.  
 Richardson, TX 75080  
 +1 9726908163  
 info@leaparkandplay.com  
 www.leaparkandplay.com

## Quote

### ADDRESS

City of Johnson City  
 P.O. Box 369  
 303 E. Pecan Drive  
 Johnson City, Texas 78636

### SHIP TO

Community Park  
 620 N Nugent Avenue  
 Johnson City, Texas 78636  
 Rick Schroder  
 830-388-9995  
 rschroder@johnsoncitytx.org

QUOTE # 23066

DATE 03/03/2022

EXPIRATION DATE 12/01/2022

### SALES REP

Jonathan McJunkin

DESCRIPTION	QTY	RATE	AMOUNT
<b>Little Tikes Commercial</b> Little Tikes Commercial Promo Structure PB2072215 Use Zone 25' X 27' Play Events: 6 Users: 30	1	13,370.00	13,370.00T
<b>Discount</b> Promo Discount Valid thru 12-1-2022	1	-4,471.00	-4,471.00T
<b>Little Tikes Commercial</b> 200147666-SLIDE SPIRAL RED W/POST - MAXPLAY 200#	1	1,447.00	1,447.00T
<b>Little Tikes Commercial</b> 907418**-STEP F/MAXPLAY ACCESS 32#	1	226.00	226.00T
<b>Little Tikes Commercial</b> 903288**-TRANSFER STATION F/MAXPLAY 71#	1	723.00	723.00T
<b>Little Tikes Commercial</b> 908704*-DECK STEP F/OVERHEAD	1	184.00	184.00T
<b>Little Tikes Commercial</b> HW93984-1- HRDW PKG MXPLY TM STTN 3 L1/3 5#	1	122.00	122.00T
<b>Little Tikes Commercial</b> HW49973-1- HRDW PKG STP DCK MXPLY M1/1 4#	1	91.00	91.00T
<b>Little Tikes Commercial</b> HW93984-2- HRDW PKG MXPLY TM STTN 3 L2/3 4#	1	62.00	62.00T
<b>Little Tikes Commercial</b> HW93984-3- HRDW PKG MXPLY TM STTN 3 L3/3 2#	1	35.00	35.00T
<b>Little Tikes Commercial</b> #902773*** - POLE F/FLOATING STONES	5	106.00	530.00T
<b>Little Tikes Commercial</b> #986519 - CHAIN 7/0 - 4 LINKS LONG	5	8.83	44.15T
<b>Little Tikes Commercial</b> 988204A - SHACKLE "D", (LARGE) CLEVIS	5	11.00	55.00T



DESCRIPTION	QTY	RATE	AMOUNT
<b>Little Tikes Commercial</b> 988204B - BOLT SHACKLE "D", (LARGE)	5	11.00	55.00T
<b>Little Tikes Commercial</b> 200000423- POMMEL BLK 5.5lbs	5	107.00	535.00T
<b>Little Tikes Commercial</b> 200075346- CLIMBER ENCLOSURES NATURAL 25 LBS	1	592.00	592.00T
<b>Dumpster</b> Dumpster (Needed if City cannot haul away, pallets & old play structure)	1	750.00	750.00T
<b>Installation</b> Remove & Reinstall Sculpture to appropriate height for surfacing. Remove 2-5 Play Structure. (Discontinued.. replacement parts not available) Install New 2-5 Play Structure Labor to replace parts on 5-12 MaxPlay Play Structure.	1	9,000.00	9,000.00T
<b>Wood Fiber</b> 3350sqft @ 9" Depth (138yds) Engineered Wood Fiber Safety Surfacing. Includes Delivery.	1	5,244.00	5,244.00T
<b>Installation:Surfacing</b> Installation of Safety Surfacing	1	1,950.00	1,950.00T
<b>Freight</b> Freight for LT Parts	1	410.06	410.06T
<b>Terms</b> TERMS: Net % 30 days, 50% down payment required. Tax Exempt/Resale Certificate Required. Initial _____.	1	0.00	0.00T

**DELIVERY:** Delivery is approximately 30-36 weeks after order is received and approved. Installation date TBD (if included). Customer is responsible for offloading the truck if we are not providing installation. Initial \_\_\_\_\_.

**INSTALLATION:** Please Note that installation is not included unless otherwise noted above. If installation is included, price assumes that the site has been prepared and that grade slope does not exceed 1 - 2% in any direction. Grade work and drainage improvements/lines are not included unless specifically listed above. Please turn off sprinkler systems 1 week prior to installation to avoid site damage due to wet ground. Initial \_\_\_\_\_.

**DISCLAIMER:** Unless specifically listed in the quote above, payment/performance bonds, permits, sealed engineered drawings, TDLR registration/inspection, and 3rd party safety audits are Not Included in this agreement and, if required, are the responsibility of the customer. A 3% fee will be added for any payments by credit card. Initial \_\_\_\_\_.

**ROCK CLAUSE:** In the event that soil or rock conditions are such to prevent normal installation time and procedures, the customer will be responsible for additional equipment, labor expenses and delay costs required to complete the installation. Should the situation arise, the problem will be discussed with the customer prior to incurring any additional cost. Initial \_\_\_\_\_.

**UNDERGROUND UTILITY CLAUSE:** The customer hereby agrees that Lea Park & Play, Inc., its employees and/or subcontractors, are not liable for any damage done to any type of underground utilities on the site chosen by the customer unless the customer has had these lines accurately marked prior to installation. The customer further agrees that without properly marked utility lines, the customer shall be responsible for costs incurred to repair any damaged utilities, all costs for medical treatment in the event of injury and any related costs due to delay in the project. It shall be the sole responsibility of the customer to mark,

## DESCRIPTION

QTY

RATE

AMOUNT

have marked, or hire a professional to establish any and all utility locations prior to Lea Park & Play, Inc., its employees and/or subcontractors starting the project. In the event that Lea Park & Play, Inc., its employees and/or subcontractors start the project before utilities have been located and properly marked, the customer shall again be liable and shall notify Lea Park & Play, Inc., in writing to stop the project until the utilities have been marked. The customer shall further be responsible for any cost incurred due to work stoppage or project delays.  
Initial \_\_\_\_\_.

A purchase order or signed quote is required. Pricing quoted is based on our standard insurance certificate. Unless specifically listed in the quote above, installation, payment/performance bonds, permits, sealed engineered drawings, and 3rd party safety audits are Not Included in this agreement and, if required, are the responsibility of the customer. Customer is responsible for repair of any unmarked underground utility lines damaged during construction. Financing available upon request. A 3% fee will be added for payment by credit card.

SUBTOTAL

30,954.21

TAX

0.00

TOTAL

**\$30,954.21**

THANKS FOR CONSIDERING OUR PRODUCTS!

Accepted By

Accepted Date



little tikes.

COMMERCIAL

Play Builders - 3.5" Post

**PB20-72215**

Product #: PB2072215

~~\$13,370.00~~ \$8,899.00



**Age Group:** 2-12

**Space Required:** 25'-0" × 27'-0"

**Fall Height:** 2'-9"

**Deck Height:** 32"

**Weight:** 1518 lb

**Play Activities:** 6

**Certification:** ASTM, CPSC, CSA

Prices are approximate. For playground component prices, please contact your local representative. Prices do not include surfacing, installation, shipping, or appropriate sales tax. Prices shown in US Dollar and may change without notice.

 TOPVIEW →

 DRAWING FILE 1 →



*Building and Resurfacing since 1981*

## DOBBS TENNIS COURTS, INC.

P.O. Box 90397

Austin, Texas 78709

Tel. (512) 288-2113 \* Fax (512) 288-2126

Toll Free (800) 487-6259

dtcaustin@aol.com www.dobbstennis.com

*HUB Certified*



*Certified Tennis Court Builder on Staff*

### PROPOSAL TO RESURFACE (2) TENNIS COURTS

**March 21, 2022**

**Johnson City Park  
620 N. Nugent Avenue  
Johnson City, TX**

**Rick Schroder  
(830) 868-7111 x 8  
rschroder@johnsoncitytx.org**

**Dobbs Tennis Courts, Inc. (DTC) proposes to provide materials, labor, transportation, and insurance for the above described project as follows:**

Water and electric for project to be provided by owner.

#### **RESURFACING:**

1. Sand, prime and paint net posts, as needed.
2. **Clean the Surface:** Remove dirt, stains, debris, mildew, loose surfacing material and other materials that may impact the adhesion of the acrylic coatings by pressure washing, blowing, and scraping, etc.
3. **Low Spot/Birdbath Repair:** Prior to the application of the court surface system, the entire court area shall be water flooded and allowed to drain for sixty minutes at 70 degrees F. At that time the surface shall be inspected for depressions, and areas holding water deeper than 1/16 inch shall be clearly marked to establish the bird bath outline. Once they are completely dried, the outlined area shall be patched and leveled using acrylic court leveling material.
4. **Crack Repair:** All structural cracks in the pavement, if any, shall be routed, air blown and cleaned. All cracks will be filled their entire depth with acrylic patch binder material. Multiple applications may be necessary. Feather and sand all repairs to be even with the adjacent court surface. Allow to dry.
5. **Resurfacer Coats:** Apply acrylic resurfacer over all patched areas. Apply (1) coat of textured acrylic resurfacer over the entire court surface at an undiluted coverage rate of .07-.09 gallons per square yard per coat.
6. **Color Coats:** Apply (2) coats of acrylic color (with sand) at an undiluted coverage rate of .05-.07 gallons per square yard per coat.
7. **Playing Lines:** Apply 2" textured **white lines** (with same sand percentage as surface) as per USTA specifications for tennis. Lines will be measured, taped and primed for application. Lines shall be crisp and straight.
8. **Clean Up:** Remove all materials, equipment, barrels, etc. from the site and restore the general site to an acceptable condition.



Court color to be \_\_\_\_\_ playing area with \_\_\_\_\_ border. (Existing colors are Red with Green border.) Materials will be Plexi Pave. Please anticipate the work to take 3 to 4 days per court, weather permitting. Please allow a minimum of 24 hours for surface coatings to cure.

**Expansion Joints:**

Approximately 230 linear feet of expansion joints will be cleaned out and filled with appropriate size backer rod and sealed with SL1 and SL2 joint sealant as required.

**Pickleball Lines (if desired):**

Stripe both courts with pickle lines in center of court, or stripe one court with (2) pickleball lines. Color: \_\_\_\_\_

**Price for Resurfacing: \$ 17,940.00 (tax exempt entity)**

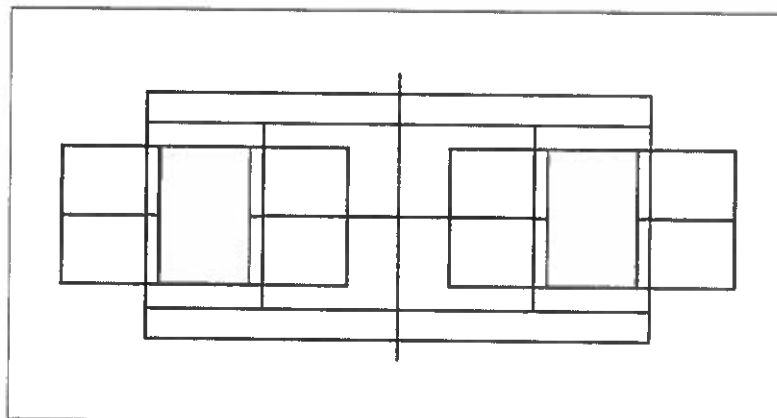
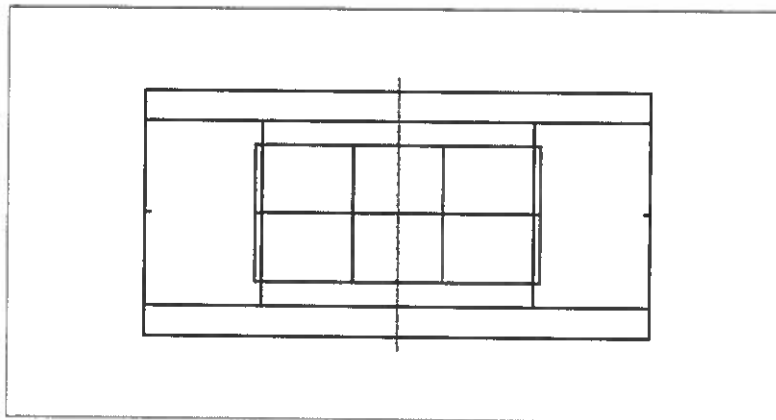
**Initial \_\_\_\_\_**

**TENNIS NET AND STRAP:**

Provide and install new tennis net and center net strap.  
Nets are 3.5mm, double top, tapered.

**Price: \$ 275.00 each x \_\_\_\_\_ = \$ \_\_\_\_\_**

**Initial \_\_\_\_\_**



TOTAL PRICE: \$ \_\_\_\_\_ Initial \_\_\_\_\_

TERMS: upon completion  
PRICE QUOTES ARE GUARANTEED FOR 60 DAYS

WARRANTY: All surfacing is guaranteed for one year against peeling, chalking, or bonding failures.  
DISCLAIMER: The new surface will not significantly improve the drainage of an existing court. There is no guarantee that there will be no standing water on the court after the new surface is complete. Any problems in the new surface caused by cracks in the slab or other problems with the existing slab are not covered in the warranty. Also, any problems caused by an old surface coating will not be covered in the warranty. Any repair work not covered by warranty will be charged on a cost plus basis.

**NOTE: Cracks can start coming back through the surface immediately.**

RESPECTFULLY SUBMITTED.  
DOBBS TENNIS COURTS, INC.  
By: *Barbara Dobbs, CTCB*



Accepted By \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_



# Ratliff Remodeling

Kenneth Ratliff  
 753 Pine Ln  
 Cottonwood Shores, Tx 78654  
 PH 8174581042

# Contract

20211109

TO:  
 JCITY

*Scheduling: Month of  
 December  
 2021*

*Tom Schawo*

**JOB DESCRIPTION**

Fence pool/ courts

**PAY SCALE 30/30/30/10**

**JOB REQUIRES 30% DOWN DUE TO COST AND ORDER TIME OF MATERIALS (SOME BEING CUSTOM MADE)**

**ITEMIZED DETAIL: TIME AND MATERIALS**

**AMOUNT**

Replace post/top Rail tennis courts/remove old	\$9,250.00
Remove old 6 ft chain length fence <i>pool</i>	\$2,400.00
Install new 6 FT fence with 1- 5 ft gate <i>412 ft</i>	\$12,250.00
4 ft fence for pool 1 self closing gate/latch	\$3,600.00
PICKET Privacy fence (2 gate 6ft wide) 6 ft tall cedar <i>34 ft</i>	\$4,100.00
Cover for dougouts/remove old and replace perlin/R panel <i>36x 8</i>	\$3,450.00
Tennis plywood backstop wall painted backside black, remove old and haul away	\$3,300.00

**TOTAL JOB COST \$38,350.00**

This is a binding contract. Work is done as stated to deminsions and up to code. All work will be paid upon completion and approval. Changes will be addressed if necessary with proper change order documentation and paid for in full upon completion. Work as described will be under the NORMAL situations. Any unseen issues will be addressed between contractor and homeowner. As well as amount neccesary to complete the tasks decribed above and to be paid in full by homeowner. Including underground plumbing, electrical, rocks or gas lines. Homeowner assumes responsibility in locating these lines before work begins. Property lines, esements and setbacks will be the homeowners responsibility to provide to contractor.

Agreed upon \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Kenneth Ratliff \_\_\_\_\_  
 Date \_\_\_\_\_ By \_\_\_\_\_  
 Date \_\_\_\_\_ By \_\_\_\_\_

\_\_\_\_\_  
 Kenneth Ratliff  
 PREPARED BY

\_\_\_\_\_  
 November 9 2021  
 DATE