the play inspection company

Annual Inspection

Steyning Parish Council

South Ash Play Area

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Inspection Scope for RPII Annual Inspectors

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Indoor and Outdoor Annual Inspectors (where relevant) on the RPII Register of Inspectors when undertaking inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

For the avoidance of doubt, references to compliance relate only to those aspects that can be assessed visually or manually, within the limitations of a non-dismantling, non-destructive inspection, and without the use of specialist equipment.

The following standards define the technical framework within which inspections are carried out; not all requirements within these standards can be verified during an inspection. The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

> BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.
>
> BS EN 1176 Part 7 - ‘Guidance on Installation, Inspection, Maintenance and Operation’ (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term ‘shall’ therefore becoming a recommendation, as in the term ‘should’.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report; any comments will be made using the principles of BS EN 1176 as guidance only, rather than as a formal assessment of compliance.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to EN 1176. We have not assessed these against the requirements of EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

> **BS EN 15312** Free access multi-sports equipment
> **BS EN 14974** Skateparks
> **BS EN 16630** Permanently installed outdoor fitness equipment
> **BS EN 16899** Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism. Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a basic manual stability check appropriate to a visual

inspection and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. For the purposes of this inspection, “reasonably accessible” means accessible without the use of specialist access equipment, tools, or unsafe working practices. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector’s knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

> Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a ‘design risk assessment’ provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a ‘suitable and sufficient assessment’ of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

Responsibility of the Owner/Operator The owner/operator has overall responsibility for the safety, management, and ongoing maintenance of the play equipment and surrounding area. This includes ensuring that equipment is appropriately installed, inspected, maintained, repaired, and managed in accordance with the relevant standards, manufacturer guidance, and applicable legislation

Inspections undertaken by RPII Annual Inspectors contribute to the owner/operator’s discharge of these responsibilities but do not replace the requirement for the owner/operator to carry out suitable and sufficient risk assessments, routine monitoring, and maintenance, or to act on identified defects and recommendations. Responsibility for initiating or undertaking any actions arising from this report rests solely with the Client.

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The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards **Inclusion or exclusion within this table does not imply an exhaustive assessment; all inspections and checks are subject to the limitations described within this methodology. Refer to relevant standards for full text**	**Annual Main**	**RPII Annual/ Post Installation Inspection**
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall inspection responsibilities as detailed in the relevant standards. RPII Annual Inspectors may, where readily available, refer to manufacturer installation instructions for general context, but do not check against these in full on any item as inspections are focused on compliance with relevant standards and maintenance defects; the responsibility for ensuring that installation instructions are adhered to lies with the owner and the installer.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

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Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
				Very Low	Low	Moderate	High	Very High
				1	2	3	4	5
				No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality
				Severity>>				

Note 1: The total risk scores included within our reports are a multipication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).

Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.

Equipment has been assessed to the following standards where relevant:
BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
BS EN 14974 (Facilities for users of roller sports equipment)
BS EN 15312 (Free access multi-sports equipment)
BS EN 16899 (Parkour Equipment)
BS EN 16630 (Outdoor Fitness Equipment).

South Ash Play Area

Inspection Ref: 2993335
Site Ref: 81409
Property Ref:1264128-423088
Service Object Ref:

Inspected: 26-February-2026 - 09:16 by Robert Baldock (RPII Annual Inspector)

Risk Assessment: 12 Moderate Risk

Location:
The site is partially overlooked by properties in the local community
Disabled Access:
Generally accessible - The area provides access to a range of users, including some people with disabilities; however, certain features may require reasonable assistance or adjustment to enable full use.

8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 7

Finding 1
There is algae, silt or moss growth on the surface resulting in slippery conditions - Clean and treat appropriately

Finding 2
The safety surface around the area is beginning to wear - Monitor for any further deterioration and repair as required

Finding 3
There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing - Monitor for any further deterioration and repair as required

Finding 4
The bitumen surface is worn or damaged - Repair the bitumen to provide a uniform surface

Finding 5
There are trip hazards at the edges of the surface - Remove trip hazard

Finding 6
Parts of the timber edging has rotted - Replace all affected timber

Finding 7
There is some tree debris on the surfacing - Remove and maintain

4 - Very Low Risk

Item: Playground Sign
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1

Finding 1
This item is satisfactory - no work required -

8 - Low Risk

Item: Gate - Self Closing
Manufacturer: Steelway/Fensecure
Surface Type: Tarmac
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 3

Finding 1
The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 2
The gate is closing too quickly (less than 4 seconds) - Take corrective action to ensure that the gate closes in 4-8 seconds from 90 degrees

Finding 3
There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

8 - Low Risk

Item: Fence - Bow Top
Manufacturer: Not Identified
Surface Type: Tarmac
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 4

Finding 1
There is some damage to the fence sections - Monitor for any further deterioration and repair as required

Finding 2
Cable ties are present and there are sharp projecting ends - Remove

Finding 3
There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 4
The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

9 - Low Risk

Item: Fencing - Timber
Manufacturer: Not Identified
Surface Type: Tarmac
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2

Finding 1
A number of posts have rotted at ground level - Replace all affected timber

Finding 2
There are projecting nail ends present - Remove and provide more appropriate fixings if required

6 - Low Risk

Item: Litter Bin
Manufacturer: Glasdon
Surface Type: Concrete
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1

Finding 1
The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

4 - Very Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Bitmac
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1

Finding 1
This item is satisfactory - no work required -

12 - Moderate Risk

Item: 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: No

Total Findings: 6

Finding 1
The seat has minor damage or wear - Monitor for any further deterioration and replace as required

Finding 2
There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 3
The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No action given the risk assessment

Finding 4
The bushes are worn or missing and the shackles and crossbar lugs are severely worn - Replace crossbar and all worn / missing components

Finding 5
The seat/s is / are too close to the frame as defined in BS EN 1176 Part 2 - Monitor - No action given the risk assessment

Finding 6
The surfacing width under the seat/s is / are less than 875mm when measured from the centre of the seat outwards, and fail the requirements of BS EN 1176 Part 2 - Monitor - No action given the risk assessment

8 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Not Identified
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 3

Finding 1

The end of the slide runout does not turn down into the ground with a radius of at least 50mm or reverse at an angle of at least 100 degrees in contravention of the recommendations of BS EN 1176 for a Type 1 slide - Monitor - No action given the risk assessment

Finding 2

The surface is lifting at the edges and creating trip points - Repair perimeter of surfacing to remove trip points

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Findings information

8 - Low Risk (Finding 1)

Item:	Ancillary Items - Site General	**Risk Level:**	L - Low Risk
Manufacturer:	Owner/Operator	**Surface:**	N/A

Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions

Action: Clean and treat appropriately

6 - Low Risk (Finding 2)

Item:	Ancillary Items - Site General	**Risk Level:**	L - Low Risk
Manufacturer:	Owner/Operator	**Surface:**	N/A

Finding: The safety surface around the area is beginning to wear

Action: Monitor for any further deterioration and repair as required

6 - Low Risk (Finding 3)

Item:	Ancillary Items - Site General	**Risk Level:**	L - Low Risk
Manufacturer:	Owner/Operator	**Surface:**	N/A

Finding: There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing

Action: Monitor for any further deterioration and repair as required

8 - Low Risk (Finding 4)

Item:	Ancillary Items - Site General	**Risk Level:**	L - Low Risk
Manufacturer:	Owner/Operator	**Surface:**	N/A

Finding: The bitumen surface is worn or damaged

Action: Repair the bitumen to provide a uniform surface

8 - Low Risk (Finding 5)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator
Risk Level: L - Low Risk
Surface: N/A

Finding: There are trip hazards at the edges of the surface
Action: Remove trip hazard

6 - Low Risk (Finding 6)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator
Risk Level: L - Low Risk
Surface: N/A

Finding: Parts of the timber edging has rotted
Action: Replace all affected timber

6 - Low Risk (Finding 7)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator
Risk Level: L - Low Risk
Surface: N/A

Finding: There is some tree debris on the surfacing

Action: Remove and maintain

6 - Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Steelway/Fensecure
Risk Level: L - Low Risk
Surface: Tarmac

Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

8 - Low Risk (Finding 2)

Item: Gates - Gate - Self Closing
Manufacturer: Steelway/Fensecure
Risk Level: L - Low Risk
Surface: Tarmac

Finding: The gate is closing too quickly (less than 4 seconds)

Action: Take corrective action to ensure that the gate closes in 4-8 seconds from 90 degrees

8 - Low Risk (Finding 3)

Item: Gates - Gate - Self Closing
Manufacturer: Steelway/Fensecure
Risk Level: L - Low Risk
Surface: Tarmac

Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

6 - Low Risk (Finding 1)

Item: Fences - Fence - Bow Top
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: There is some damage to the fence sections

Action: Monitor for any further deterioration and repair as required

8 - Low Risk (Finding 2)

Item: Fences - Fence - Bow Top
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: Cable ties are present and there are sharp projecting ends

Action: Remove

8 - Low Risk (Finding 3)

Item: Fences - Fence - Bow Top
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

6 - Low Risk (Finding 4)

Item: Fences - Fence - Bow Top
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

8 - Low Risk (Finding 1)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: A number of posts have rotted at ground level

Action: Replace all affected timber

9 - Low Risk (Finding 2)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Tarmac

Finding: There are projecting nail ends present

Action: Remove and provide more appropriate fixings if required

6 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Glasdon
Risk Level: L - Low Risk
Surface: Concrete

Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

6 - Low Risk (Finding 1)

Item: Swings - 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Wet Pour

Finding: The seat has minor damage or wear

Action: Monitor for any further deterioration and replace as required

6 - Low Risk (Finding 2)

Item: Swings - 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Wet Pour

Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

5 - Very Low Risk (Finding 3)

Item:	Swings - 1 Bay 2 Seat (Flat)	**Risk Level:**	V - Very Low Risk
Manufacturer:	Not Identified	**Surface:**	Wet Pour

Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176

Action: Monitor - No action given the risk assessment

12 - Moderate Risk (Finding 4)

Item:	Swings - 1 Bay 2 Seat (Flat)	**Risk Level:**	M - Moderate Risk
Manufacturer:	Not Identified	**Surface:**	Wet Pour

Finding: The bushes are worn or missing and the shackles and crossbar lugs are severely worn

Action: Replace crossbar and all worn / missing components

6 - Low Risk (Finding 5)

Item: Swings - 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Wet Pour

Finding: The seat/s is / are too close to the frame as defined in BS EN 1176 Part 2

Action: Monitor - No action given the risk assessment

5 - Very Low Risk (Finding 6)

Item: Swings - 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Risk Level: V - Very Low Risk
Surface: Wet Pour

Finding: The surfacing width under the seat/s is / are less than 875mm when measured from the centre of the seat outwards, and fail the requirements of BS EN 1176 Part 2

Action: Monitor - No action given the risk assessment

4 - Very Low Risk (Finding 1)

Item:	Activity Equipment - Multi Play (Junior)	**Risk Level:**	V - Very Low Risk
Manufacturer:	Not Identified	**Surface:**	Wet Pour

Finding: The end of the slide runout does not turn down into the ground with a radius of at least 50mm or reverse at an angle of at least 100 degrees in contravention of the recommendations of BS EN 1176 for a Type 1 slide

Action: Monitor - No action given the risk assessment

8 - Low Risk (Finding 2)

Item:	Activity Equipment - Multi Play (Junior)	**Risk Level:**	L - Low Risk
Manufacturer:	Not Identified	**Surface:**	Wet Pour

Finding: The surface is lifting at the edges and creating trip points

Action: Repair perimeter of surfacing to remove trip points

6 - Low Risk (Finding 3)

Item:	Activity Equipment - Multi Play (Junior)	**Risk Level:**	L - Low Risk
Manufacturer:	Not Identified	**Surface:**	Wet Pour

Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint