

# TENNIS COURT MAINTENANCE

(PTY) LTD

\*\*\* Established 1970 \*\*\*

P.O. Box 1229  
FOURWAYS  
2055

Cell: (082) 657 6854

Fax: (086) 518 6339

Tel. (011) 463-1771

E-mail: [tenniscm@absamail.co.za](mailto:tenniscm@absamail.co.za)



Whether you are a homeowner, Country Club, Tennis board member or school, you are probably perusing our site because you have been awarded, or volunteered for the dubious honor of overseeing an upcoming tennis court repair or restoration project. Your first task is to wade through the myriad of information, claims and offers and then separate all of the noise and hyperbole from important facts. It is our intention to do what we can to help you in this endeavor. We do this selfishly because we believe that, armed with "The Facts", you will likely choose Tennis Court Maintenance SA (PTY) LTD we have been in business for (38) Thirty Eight years, giving you peace of mind we know what we are doing.

## **Exactly, What Does Your Court Need?**

The obvious first step in this fact finding quest is to determine which areas of your court need attention and what restoration options (at what costs) are available. The best sources for this preliminary information are your local tennis court contactors. Once you have gathered opinions and quotations from a number of contractors you may find you know less after this consultation use your own common sense if this is impossible, read on, you have come to the right place.

### **Major Reconstruction vs. Resurfacing**

If your court has more than a few minor cracks, Resurfacing will not provide a permanent cure. However, since cracks are prevalent in at least 90% of the courts in the SA, and the cost of major reconstruction will start in the 250K's, resurfacing, when looked at as maintenance, rather than a permanent cure is the most cost effective method of restoration. In any given year, only a very small percentage of court owners are able to afford major reconstruction work.

### **Reconstruction And Other Major Restoration**

If you are in need of major work and can afford it your next step will be to determine the cause of the cracking (or other symptoms such as settlement or heaving or underground water tree roots). My reasoning will become clear as you talk to the various court contractors you have contacted about their recommendations for this major work. You will get almost as many opinions as to the cause of your court's problems and the correct remedy as there are contractors. Unfortunately, each of them will have their favorite method of repair, which often has more to do with their profit margins of comfort level than it has to do with the real nature of the problem to be addressed.

### **There Is More To Resurfacing Than Meets The Eye**

If you are like most court owners we work with each year, major reconstruction is either not necessary or not affordable. Resurfacing will then be your likely method of surface restoration. You now must choose which type of Resurfacing will best fit your needs. There are two types of Resurfacing and then two variations on each type.

### **Standard Resurfacing**

I call the first type of Resurfacing "Five Star", the method typically not proposed by most court contractors. The two variations are, Five Star Resurfacing are The Seven Coat Resurfacing and The Three Coat Resurfacing. Quote A: Good all weather material

5 Star Resurface of tennis court:

- ◆ Apply 3 filler coats of Plasticor material (liquid plastic) to the cracks on the court.
- ◆ Apply 3 coats of Plasticor all weather Surface material to the full court
- ◆ Apply 3 coats of Green all weather Plasticor paint to the full court
- ◆ Apply applicable lines to all courts.

Our surface consists of nine (9) layers to each resurface this inhibits cracks and carries a Will last up to 15 years Three Year Guarantee on all of our work

The Three Coat Resurfacing Quote B not recommended

The Standard Resurface of tennis court:

- ◆ Apply 1 filler coats of bitumen grit material (liquid tar) to the cracks on the court.
- ◆ Apply 1 coats of Slurry seal Surface material to the full court
- ◆ Apply 2 coats of Green all weather paint to the full court

Apply applicable lines to all courts.

This type of surfacing will only last 6 - 12 months No Guarantee on this work we do not use this material is simply a cheap (usually black in color) coating designed as an inexpensive filler coat. The number of coats of color applied to your court have a direct correlation to the number of years the surface will last. A good rule of thumb is two years per coat. Since Resurface is black you may find after 6 or 12 months you have worn through the color revealing black splotches in the heavy-traffic areas. There are many client's that will give testimony on this bad surface material.

### **Maintenance/Surfacing**

The second type of Resurfacing, at present only offered by Tennis Court Maintenance SA (PTY) LTD, is called "Maintenance/Surfacing". We developed this method of Resurfacing for those court owners in S A whose courts have major, re-occurring cracks but do not have the available funds for major reconstruction. This method treats Resurfacing as an ongoing maintenance item. The two variations on Maintenance / Surfacing are The Yearly Program and The Bi-yearly Program. At the initial surfacing we usually apply two Plasticor acrylic color-coats of paint after cleaning and patching the surface. Every year or every other year we perform all of the same cleaning and patching procedures and then apply one Plasticor color-coat and new playing lines. This method brings the courts back to new condition each time we perform the Maintenance / Surfacing. A long-time popular method for cracked courts, it is now catching on with those who have courts in relatively good condition. Ask us about it. It really doesn't cost much more than Standard Resurfacing.

### **What To Look For In A Resurfacing Proposal**

Since the proposal is the sum total of a contractor's offer to perform certain services for you it must state clearly the details of that offer. What should you expect to find in a good Resurfacing proposals? Assuming you will look for the obvious items such as price, I will focus on a few less obvious areas.

### **References**

A credible proposal should always be accompanied by a list of references that include the name of the project, a contact, and a phone number for you to call. We proudly post the references we send with every bid and on our website.

SCHOOL/ CLUB /PRIVATE	CONTACT PERSON	CONTACT TEL
Bryanston sport Club	Nick Schoeman	011 706 2170
Holy Rosary School	Marie	083 631 1568
Fairways Primary	Carol	011 788 4670
Bedforview Virgin Active	Nico	082 416 4237
Fourways Gardens	Scharl	011 465 7731
Vaal Tennis Club	Derek Stevens	0828735526
Danie Malan	Mr. Van Niekerk	082 771 8246
St Stithians	Mike Meyers	011 577 6000
Bryanston Country Club	David	011 706 1361/2/3
Pretoria Boys High	Patrick	082 901 2116
Transvaal Automobile Club	Bruce	011 442 7411
Northcliff High School	Louw Calitz	011 476 1544
Italian Club	Enzio	083 444 8738
Laerskool Kollegepark	Mr. Brand	016 933 9946
Bondev Midrand (Pty) Ltd	Freda Ann Hall	012 661 1177
Ferndale Park	Mrs. Christmas	011 789 3050
Benoni High School	Glen Van der Westhuizen	011 849 4133
Christian Brothers College	Mrs Stoop	083 267 4621
Rivonia Primary School	Mr. G Fleck	083 778 0385
Sun City	D Lange	014 5571000
Pretoria Girls High	R Spruyt	012 430 7341
Bryandale Primary School	Mrs. Griebenow	011 706 6087
Forever Resorts	Wimpie	084 581 1492
Hoërskool Pretoria-Noord	Mr. Driescher	082 064 2001

### Insurance

Make sure the contractor's insurance coverage includes Workers Compensation and General Liability.

### Warranty

The length of the warranty should be clearly stated and should cover you against any defects in materials and workmanship. Any exclusion should be also included in this paragraph. Our Resurfacing warranties are in force for a full 3 years.

#### Guarantee on Specification:

From commencement of the contract you have a three-year guarantee on our surfaces to the all weather surface and material. This is against peeling, flaking, fading and material becoming loose. This does not cover water standing on the court although ever endeavor is made to eliminate water standing on your court after rain. It depends on the fall of the court for which we are not obviously responsible. The cracks, which are on the court or are made by us to remove the roots, will come back as hairline cracks, which will open up in sympathy with the old cracks. We do not guarantee that they won't come back as they will now be structural cracks into the foundation, which we did not build.

All vegetation will be dug out but we do not cover grasses or weeds that grow back as this is the complexes maintenance to the grounds. The manufacture of weed and grass poisons, gives no guarantee to their product on the seeds plus when it rains it washes the poison away.

# Methods used by some contractors see the method and then the results.



## **Plasticor Elastic Crack Filler:**

A flexible caulking usually tinted to match the color on the court. Designed for temporary repairs between resurfacings. Leaves marks on court you do see the patch. We do not like to use this on courts as the customer always complains that it looks like a mess.

### **The out come Very Inexpensive.**

Good seasonal patch. Then you will have to resurface later. Does not last more than one tennis season. A hairline crack will appear in this material within months.

## **Fiberglass Membrane:**

One of the most common attempts to repair cracks. Fiberglass fabric is glued over top of the crack. This cannot hold 40 ton of material together. The old saying you cannot build a house on a cracked foundation is the same for courts.

### **The out come do not do this to your courts it does not work. And it is Very Very Expensive**

**Fiberglass does not stretch**, so it will fail every time it is used to fix cracks. Water causes lifting in balloons; you will have to remove this from your court later. A waste of money. Looks good at first. It is Expensive. Then problems occur and the court must be redone.

**Remove Grass and Tree Roots** from all sides and in the court before it spreads to the rest of the court. Then resurface with Plasticor all-weather surface material. Do not roll / compact the roots down, they must be removed; your estate manager must keep this up the maintenance of the sides of the courts, not your contractor. Good Maintenance keeps the courts free from vegetation

## **Plasticor Hot Premix Asphalt Overlay:**

Grass, tree roots are removed, poison is applied then these sections are rebuilt. A carpet of T.P.A. fine premix or chip and spray can be used and is laid over entire old court surface. Then a new all-weather surface is applied Very effective crack repair. But the cracks could still come back later. Requires heavy equipment. Remove existing court then build new court if money allows this is the correct repair.

### **The out come**

The court will crack again as you all know that a house cannot be built on a cracked foundations as said before plus when applying new tar there must be a compacting vibrating roller used which will crack the court.

## **Plasticor Total Reconstruction:**

Remove existing court or vegetation, and then build new court. Building in a underground water drain to prevent cracking, for underground water and expansion from movement in you're built up base and asphalt. Corrects falls, drainage and correct base construction with good compaction. And a carpet of T.P.A. fine premix 35 mm compacted to 25 mm. The best repair to old courts and for new courts. Always build the court foundations and drainage to correct specifications.

### **The out come**

The court will not crack again as the foundations are to a high specification and density, using hot premix instead of chip and spray.

**Plasticor All-weather Surface** material for resurfacing of courts. Resurface all old courts to keep them in good conditions is required for all tennis, netball, korfbal and basket ball courts

### **The out come Hides cracks well.**

But cracks will return later. **YOU HAVE LEFT THE COURT TOO LONG** The only repair for courts after a few years of baking in the South African sun. **Please do not roll courts before resurfacing or use Slurry seals to resurface your court this is not a recognized practice and an all-weather surface material, it does not last all who want to save money and make a huge profit use this type of material.** e.g. the side of the road businesses.

**The Plasticor all weather surfaces** will give you 10-15 year life to your court.

## **CONDITIONS & TERMS OF PAYMENT.**

Normal Terms: 40% Deposit and balance on completion, the courts cannot be played on until the balance of the contract has been paid to Tennis Court Maintenance SA into our bank account.

- **Please note hairline cracks will return** after a period of time even when using nylon or fiber glass mesh crack will return. To eliminate this problem the court needs to be ripped up down to the foundation, material to be compacted and then a new asphalt surface apply with a new all weather surfaces. You cannot resurface or overlay a cracked court. Using any form of a mesh with a bitumen binder before applying an all weather type surface material, this weakens your surface as water breaks the seal, (see pictures attached) this poor quality material is costly to remove and then the court will have to be resurfaced again.
- Malicious damage and vandalism is not covered by our guarantee
- No monies to be with held for any reason see terms of payment above
- Please note how many layers of all weather Plasticor material will be applied.
- We are not responsible **for water** on court after rain as we did not build the court and the fall is not our responsibility. To correct this problem the court need to be ripped up and rebuild with the correct levels. We are not responsible for damp causing black algae and the surface to rot and lift.
- Although courts may be played on after two days of the new surface application under normal dry weather conditions, care should be taken not to use the courts which are wet due to rain and during rain within the first month of the new surface applied.
- We are not responsible for cutting your grass outside of the court, if grass grows into your court afterwards or seeds germinating later it is not our responsibility.
- We are not responsible for the old / inferior surface lifting.
- We do not roll courts with compactors as this damages your foundations.
- All acid from animal droppings eats into all new court surfaces.
- Note we do not use **TAR slurry seal/topping** as our surface, we do not believe is a good quality surface material and does not carry a 24 month guarantee. Fiber Glass is not recommended under surface as this weakens the surface when water gets under the material it tends to bubble and lift off.
- In the event that the terms and conditions are not adhered to and payment not made, then all donations and discounts and guarantee falls away and the full amount is due and payable immediately.
- If called out for any non guarantee problems after work has been completed a R500.00 call out fee will be charged for inspecting the problem.

**Kind Regards**

**Fred & Leigh Blomkamp**

**Cell: 0826576854 /5**

**Tel. 011 463 1771**

**Fax. 086 518 6339**

**E-mail: [tenniscm@absamail.co.za](mailto:tenniscm@absamail.co.za)**