

ASPHALT

TIME EQUITIES INC.

T

PREVENTATIVE
MAINTENANCE
MANUAL **FOR ALL EXTERIOR
PARKING AREAS**

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SECTION 1

LEAVES AND DEBRIS CLEANING (MONTHLY)

Asphalt should be kept clean and free of debris. Each month clean the asphalt to enhance the lifespan of the asphalt surface. Cleaning away surface debris, like leaves and garbage, will ensure that your asphalt does not get stained or damaged over time.

Pay particular attention to fuel or oil stains and try to clean these spots immediately; fuel and oil can quickly deteriorate your asphalt pavement surface. Use a degreasing cleaning agent specifically designed for asphalt pavement. Removing tough stains, like fuel and oil, can prevent deterioration and extend the lifespan of your parking lot.



SECTION 2

SEALING (ANNUALLY)

Sealcoating asphalt pavement protects the surface of a parking lot from oxidation and damage from oil, gas and salt. It also minimizes the need for asphalt repairs by weatherizing the surface which helps prevent water from being able to seep into cracks. If not properly sealed, pavement starts to unravel and potholes form.

After installation, asphalt should be sealed between six months and a year and then approximately every two years after depending on weather conditions, traffic patterns, and wear and tear.



SECTION 3

CRACK FILLING (ANNUALLY)

Each year, your parking lot should be inspected for asphalt cracks. Sealing cracks in asphalt prevents moisture from degrading the structural components of the surface. For asphalt cracks that are smaller than a quarter of an inch wide, sealcoat can be used. However, cracks that exceed these dimensions will require your paving contractor to apply a crack sealer.

To perform this necessary maintenance, the crack should be cleaned of all debris, including loose asphalt, vegetation and other foreign objects. Once the crack sealer is applied and has set, the pavement should be properly seal coated for ultimate protection.



SECTION 4

POTHOLE REPAIR (AS NEEDED)

Potholes occur when water permeates asphalt pavement through a crack in the surface. Combined with wear and tear, the soil beneath the crack will soften, and eventually create a depression. Over time, the asphalt will unravel and breakdown into its sub-particles – gravel, sand and stones.

In northern states, asphalt patches applied in winter months typically do not hold up as well as pothole repairs that were made during warmer months. Due to the mild temperatures in Florida, pothole repairs can be completed almost year round.



SECTION 5

PAVEMENT REPLACEMENT (AS NEEDED)

Over time, even a parking lot that has been well-maintained over the years will eventually deteriorate and need replacement. A few other factors that need consideration are drainage, traffic load and any issues caused by landscape – such as a large tree with roots wreaking havoc under a pavements surface.



SECTION 6

SEAL COATING (AS NEEDED)

As asphalt age's degradation and changes in color and texture are going to happen. As the seasons change moisture can seep underneath your asphalt and cause cracks or potholes. Sealcoating can keep your asphalt looking its best, and keep it safe. Sealcoating will extend the life of your asphalt, slow down oxidation and weathering, resist gas and oil spills, improve the appearance of the asphalt, and provide slip resistance.



SECTION 7

STRIPING (AS NEEDED)

1. ADA COMPLIANCE

The American Disabilities Act has strict requirements for commercial parking lots. Every commercial building has to offer marked spaces for the handicapped. This cannot be done unless you use striping to reduce the possibility of confusion. Not only will striping, in this case, cause convenience to your handicapped personnel and customers but you will also be following the law.

2. SAFETY AND SECURITY

Just as it is essential to have signs and specified areas for pedestrians on a busy road, it is also important to have the same designated areas for pedestrians in a parking lot. This is done by striping the parking lot and marking cross-walks that will reduce the chances of any accidents taking place on your business' premises.

3. GUIDE THE TRAFFIC

Another reason why striping is considered significant is to make the drivers aware of the traffic flow and guide the traffic in one particular direction. This is because it can be very easy for drivers to end up on the wrong side in a parking lot. Hence, the owners can do a big favor to drivers by clearly marking the direction of the traffic.

