



**A**sphalt damage can disrupt the entire experience of your commercial property for both guests and employees. Pot holes, cracked parking lots or crumbling sidewalks are all significant obstacles, which can make it difficult to even enter and exit your property.

All types of commercial parking lots are prone to damage over time. To keep your property running at it's best, you need to know the types of damage you might encounter and how to tackle asphalt wear and tear quickly and efficiently.

## Alligator Cracks

Also known as “spider-webbing” in some regions, this type of decay is named after its similarity in appearance to an alligator’s back. Over time, material underneath asphalt can shift or break the asphalt, causing this woven connected system of risen cracks and folds that are bumpy to drive over.

To repair, infrared asphalt restoration is often used as a “green” alternative to removal and replacement. First, an infrared heater is positioned over the damaged areas. Those areas are then heated thoroughly and scarified with a steel tooth rake. Fresh plant mix asphalt is installed to supplement the repair area.

Meanwhile, a rejuvenator is applied to the older asphalt and compacted with a vibratory roller. This equipment works in conjunction with a hot box which keeps the supplemental plant hot mix asphalt at the recommended temperature during the course of the work day as the crew moves from crack to crack using as much asphalt as they need.

This repair process is ideal, because it can be completed 24 hours a day / 7 days a week independent of the asphalt plant schedule due to the fact the asphalt can remain heated in the hot box.

## Pot Holes

Pot holes occur when asphalt that could possibly be unintentionally thin creates a hole. Without the proper depth, thinner areas continue to thin out over time and due to weather conditions to create holes. The asphalt doesn't move up or down like with alligator cracks; there's just simply a hole in that area. Cold weather tends to make the asphalt expand and contract, so thinner areas heavily affected by extreme cold temperatures break first.

To repair, make a clean cut around the damaged area, pour mix back in the hole and roll it back in to flatten it out. Pot holes are repaired by working on the top layer. You are basically adding a thicker layer of asphalt to prevent future holes and flattening it down as much as possible to make the repaired area as seamless as possible with the rest of the lot.

## Rutting

Rutting occurs when the subbase material is faulty or too soft. When the base of your asphalt is damaged or weak, the weakened area has a tendency to slowly make an impact from the bottom all the way to the surface.

To fix rutting issues, cut out the damaged area. Remove the entire asphalt from the affected area from base to surface. You then need to repair the subbase properly and redo the paving process on that area to eliminate the cause of the problem and preserve the overall structural integrity of your lot.

## Deterioration

When asphalt ages over time due to everyday wear and tear from weather and traffic, the asphalt will gradually deteriorate. Aged asphalt often appears light grey instead of dark black, as the fine material that makes your asphalt look smooth has largely deteriorated. At this point the asphalt tends to look rough and ugly, often revealing big rocks within the asphalt itself. It is unfortunately unavoidable and just happens over time.

To combat deterioration, you have three different options to consider:

- Sealing the asphalt with a seal coat provides a strengthening boost to the asphalt which will slow the deterioration process and maintain the quality of your asphalt.
- Re-striping asphalt is an affordable way to make your parking lot look remarkably new. Freshly painted lines are a bold contrast to older asphalt and bring a perception that your lot is well cared for.
- Repaving allows you to start fresh with an entirely new lot, completely unexposed to weather and traffic. Repaving is more expensive than sealing or re-striping, but the new pave resets the deterioration process and provides you the highest likelihood of continued years of quality usage.

No matter what type of damage you may find in the asphalt at your commercial parking lot, at Crown Paving we are well-equipped to manage your project, repair any damage and bring your lot up to the

highest standards in quality.

When we work on a commercial paving repair, we:

- Perform a Needs Analysis to determine exactly what your lot needs.
- Meet you on site to deliver options for repair.
- Talk you through the entire proposal, so you can make an informed decision.
- Help you present the proposal to your superiors or board and educate other decision makers.

Contact us now for a free **Needs Analysis**. Our professionally trained pavement consultants will work with you to identify your paving needs and create custom solutions tailored to meet those needs within your repair budget. We use the PASER Pavement Rating System and asphalt core sampling to accurately measure your asphalt depth and base soil composition to minimize the potential for future damage. Contact us now at **[crownpave.com](http://crownpave.com)** or **615-270-2401**.