

MAINTENANCE RECOMMENDATIONS

From the total points given on the assessment, use the guide below to determine what maintenance techniques might be appropriate for the condition of the asphalt. Keep in mind that in order to verify the findings of this self-assessment, it is recommended to call Bituminous Roadways, Inc. at 651-686-7001 to schedule a professional to provide a comprehensive work scope and estimate.

In addition, the years listed across the top of this guide can vary exponentially based on how the pavement was built. In some cases, asphalt can have a life expectancy of 20+ years, but only if it was built right in the first place or if it wasn't built properly, it could be in very poor condition sooner than 15 years.

1-4 YEARS

5-8 YEARS

9-12 YEARS

12-15+ YEARS

EXCELLENT



PAVEMENTS WITH LITTLE OR NO OBVIOUS DISTRESSES

MAINTENANCE

- No Maintenance

GOOD



PAVEMENTS MAY BE SHOWING SIGNS OF CRACKING

PREVENTATIVE

- Crackseal
- Sealcoat

FAIR



PAVEMENTS WITH EXTENSIVE CRACKING AND DEFORMATIONS

MINOR REHABILITATION

- Patching
- Crackseal
- Sealcoat
- Overlay (Thin)

POOR



PAVEMENT SHOWING SIGNS OF EXTREME DISTRESS

MAJOR REHABILITATION

- Patching
- Overlay (Thick)
- Remove & Replace

VERY POOR



PAVEMENT AT THE END OF ITS SERVICE LIFE

FULL RECONSTRUCTION

- Full Depth Reclamation (FDR)
- Stabilized Full Depth Reclamation (SFDR)
- Full Reconstruction



PAVEMENT CONDITION ASSESSMENT

DATE: _____ LOCATION: _____

TOTAL POINTS	0 - 5	EXCELLENT
	6 - 10	GOOD
	11 - 20	FAIR
	21 - 30	POOR
	31+	VERY POOR

Use this pavement condition assessment to quickly determine the approximate condition of your pavements. For larger areas, you may want to separate the pavement into zones and assess each zone separately. This assessment is best performed soon after a light or moderate rainstorm, as the cracks and areas with ponding water will become more visible. Walk around the pavement, read each question, and then circle the number that best fits the description of your pavement. **When all the questions have been answered, add up all the numbers circled and put that number in the total score box. Then, look on the back for maintenance recommendations.**



WHAT DO YOU THINK?

Before you get started, what condition do you think your pavement is in?

- Excellent: -4
- Good: -2
- Fair: 0
- Poor: 2
- Very Poor: 4

STRIPING

How visible is the striping on the pavement?

- Highly visible: 0
- Visible, but starting to wear away: 1
- Faded, but somewhat visible: 2
- Little to no striping visible: 3



PAVEMENT TEXTURE

Look closely at the surface of the pavement:

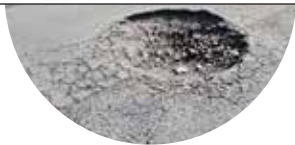
- Dark gray color with uniform texture: 0
- Uniform, smooth, some rocks exposed: 1
- Rough texture, many large rocks exposed: 2
- Rocks breaking loose from pavement: 3



POTHOLES

Are there any potholes present in your parking lot?

- No potholes: 0
- One or two minor potholes: 3
- More potholes than I'd like: 6
- Too many potholes: 9



PONDING WATER

After a moderate rainstorm, how many areas of ponding water do you see?

- No areas with ponding water: 0
- One to three areas with ponding water: 2
- Four to six areas with ponding water: 4
- Too many areas to count with ponding water: 6



CRACKING

How wide are the cracks in the parking lot?

How many cracks are present in the parking lot?

- No cracks present: 0
- Cracks are thinner than the thickness of a coin: 1
- Cracks are wider than the thickness of a coin: 2
- Cracks are wider than the thickness of a few coins: 3

- No cracks present: 0
- A few cracks or in an isolated area: 1
- Several cracks throughout or a few isolated areas with many cracks: 2
- Many cracks throughout: 3

CONCRETE STRUCTURES

What is the condition of the concrete structures in your parking lot?

- Concrete is in great condition: 0
- Concrete has a few cracks: 1
- Concrete has many cracks or is heaving/sinking: 2
- Concrete is in poor condition; looks worn, cracked, is moving: 3

