

The Deep Rooted Issues

OF UNFILLED CRACKS - PART I



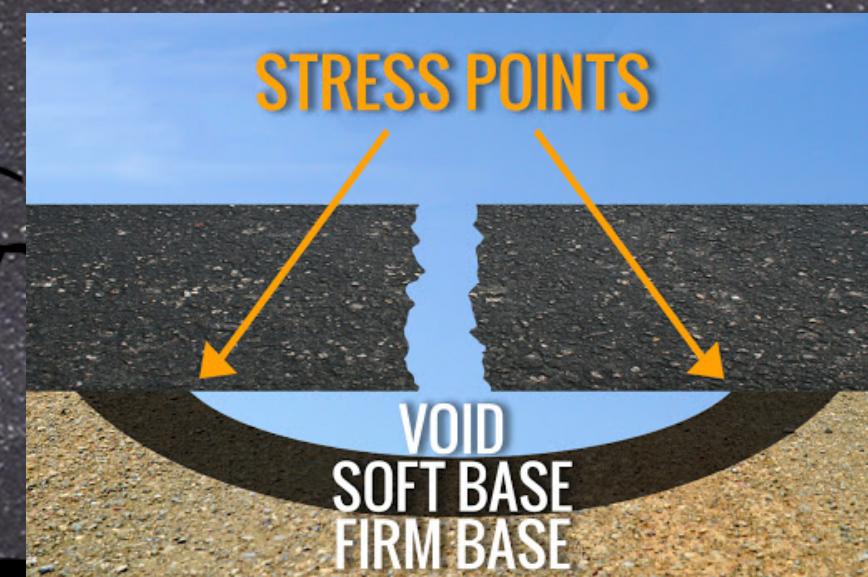
Crack Sealing Is The Most Important Thing You Can Do....

At Pavement Maintenance Specialties, we teach our customers that the best thing they can do for their asphalt parking lot or driveway is to crack seal annually. It truly is the single most important thing you can do to protect your parking lot or driveway and add many years of life to the existing pavement. It will also save you thousands of dollars over the long haul. Let's break down the disruptive, deep rooted issues that are caused by unfilled cracks.

HOW CRACKS ARE FORMED:

Base and SubBase Erosion:

The ground constantly shifts due to seasonal conditions such as frost and thaw. Disasters like earthquakes and major storms also cause the earth to shift, but it is the annual ground movements that have a greater effect overall. Asphalt driveways are installed on a bed of gravel spread across graded earth. When that earth moves, the gravel naturally moves and puts force on the asphalt, often resulting in cracks and/or potholes.



Sunlight & Direct Sun Exposure:

The sun beats down on asphalt, creating heat and breaking down the substances contained in this aggregate material. Sunshine dries up the surface, and although too much moisture causes asphalt to wear down and crack, not enough moisture creates similar results. As the components of asphalt break apart under the heat of the sun, cracking results from normal conditions such as a parked car, basketball net or even foot traffic.

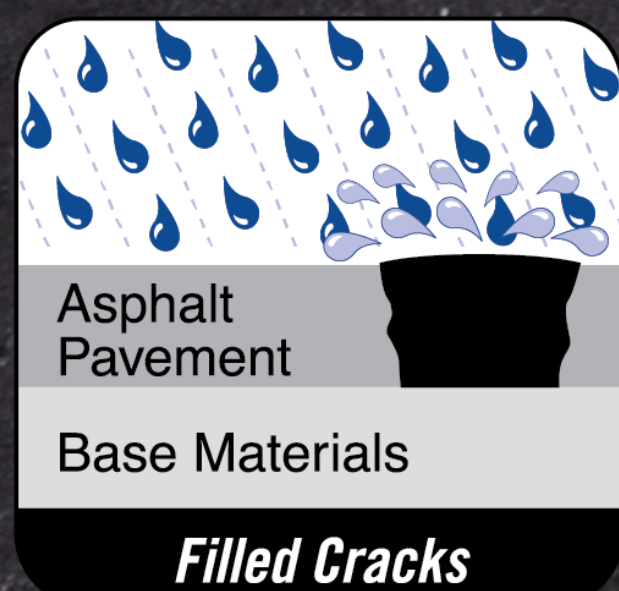


Moisture Penetration:

Water begins to break down a paved driveway almost immediately. Moisture washes away the gravel and sand base of an asphalt drive, causing the surface layer to shift and break, resulting in cracks of varying sizes. Water also attacks from the top, finding its way into crevices, creases and dents and exerting pressure from above. The weight and movement of rain water and snow will wear at the paved surface over time.

HOW CRACKS ARE FIXED:

Crack Sealant (when feasible), Asphalt Patching (when crack sealant is not feasible).



Pavement Maintenance Specialties offers a variety of solutions to crack repair issues. The easiest, most cost effective solution is to use a hot, rubberized crack sealant to provide a barrier to water intrusion. This is a relatively simple process as the hot rubberized sealant is poured into the crack and then a squeegee is used to provide a 3 inch wide band to seal the crack in and on both sides. This material expands and contracts with the crack (based on weather and temperatures) and is a reliable solution, especially at the onset of cracks. When cracks are left unfilled, it will result in other issues to the pavement which can lead to more costly repairs - which we will detail in Part II next week.



@PMS216
@pavemaintspec

