

# Maintaining, Protecting and Preserving Your Asphalt Pavement



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**A**sphalt pavement maintenance may not seem as sexy as the latest landscaping trends, the look and savings from new LED lighting, or how much your new solar array is going to do for you. But maintaining your pavement should not be overlooked when implementing strategies to increase curb appeal and reduce maintenance costs. If you want to create something beautiful and find savings at the same time, look no further than the pavement that has been right in front of you this whole time. This article will give you a brief overview of the necessity of pavement maintenance and four things that you must have in any successful pavement maintenance plan.

Without maintenance, anything will wear out over time, and the more worn out things get, the more expensive they are to replace. Asphalt pavement is a simple blend of two main components, molten liquid asphalt and crushed rock or aggregate. In Hawaii, we have the best weather, but the combination of sun and moisture takes its toll on pavement. As asphalt ages and is exposed to heat and ultraviolet sunlight, it becomes more brittle or oxidized, leading to cracking and deterioration. Moisture penetrating into the underlying base structure can cause larger cracking, potholes, rutting, ravelin and loss of structural strength. Chemicals such as those in oil and gasoline can also soften and erode your asphalt. Maintenance over time is more cost effective and extends the life of your pavement. Think of your pavement like your vehicle—would you rather replace the engine every few thousand miles or the oil?

The top four things your pavement maintenance plan should include are crack filling, pothole repair, sealcoating, and line striping. A maintenance sched-



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ule that includes these four things will more than double the life cycle of your pavement while giving you maximum curb appeal.

Cracks in your pavement come

from two main sources. First is from base erosion. This happens when the base settles under the asphalt, causing cracking from beneath that eventually surfaces. Second, and the most common, is from the sun, as mentioned above. Filling cracks immediately will help reduce the risk of larger problems and expenses later. There are multiple products on the market to fill cracks and they each serve different purposes. If you call a place to purchase pavement crack fillers, be prepared to give them information on how wide, deep and long your cracks are, along with the type of surface you are repairing. And if you are asking them for a recommendation via email, include some pictures as well.

Potholes occur when cracks are not repaired soon enough and most can be repaired easily with a pothole patch product and a tamper.

Sealcoating periodically with a pavement sealer should be at the center of an effective pavement maintenance program. Once you have filled cracks and potholes, or after your new pavement has cured, you should add a sealcoat layer. A properly applied sealcoat covers your pavement, becoming a protective wear layer that stops water penetration and is resistant to oil and gasoline. Sealcoats can be applied every few years at a fraction of the cost of repairing or replacing your asphalt pavement. Sealcoat is like the case you buy to protect your cell phone from wear and tear. We would much rather replace a cell phone case a few times than bearing the full cost of a new phone replacement. Now apply that same rationale to your pavement by buying a less expensive sealcoat layer to protect your investment and reduce the need for additional maintenance cost.

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# ASPHALT

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The beautifying effect of a new road or parking lot will do wonders for the look of your property. A proper sealcoat should give you a nice new deep black look. Your ugly duckling can become a swan.

Line striping usually is the most noticeable part of a newly sealed or paved area because the bright colors really pop on top of the deep black surface. Because of this, a poor striping job will also really stick out, so it is important the workmanship and products used in the striping process be of the same high quality as the sealcoating job.

As a property manager, you take pride in making certain your properties are adequately maintained. From buildings to grounds, your level of commitment to maintenance reflects in your property's image. Your roads and parking lots are the "welcome mat" to your property, it is the first impression customers and tenants



see when they arrive. Does your pavement project a neat professional image?

*Kia Kamauu oversees the manufacturing processes for the largest pavement*

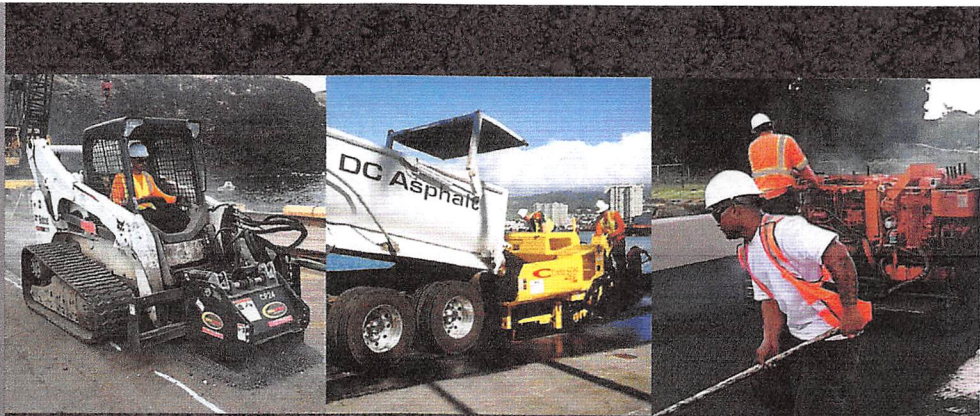
*maintenance product provider in the State of Hawaii. Specializing in product testing, he has a strong understanding of how to optimally specify various products in different applications of a pavement-maintenance strategy.*

## Pavement Maintenance Specialist

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