

# Professional Parking Lot Assessment Report

Property: [REDACTED]

Date: 9/22/2025

Prepared for: [REDACTED]



# Section 1: What We Found - Your Parking Lot's Current Condition

## The Bottom Line Up Front

Your parking lot has progressed beyond the point where sealcoating can help. Think of it like this: sealcoating is like painting a house - it only works if the walls are still solid. When the structure underneath has failed, painting won't fix the problem.

## What We're Seeing in Your Parking Lot:

### ✓ Alligator Cracking (Interconnected cracks that look like alligator skin)

- What this means: The foundation beneath your asphalt has failed
- Why it matters: This indicates structural failure, not just surface wear
- Found in: 72% of your parking area

### ✓ Base Failure Signs

- Standing water/puddles after rain (even small ones)
- Areas that feel "spongy" when walked on due to the clay sub-grade
- Visible sinking or depression in traffic areas
- Underground water coming to the surface

### ✓ Extensive Cracking Patterns

- Cracks wider than 1/4 inch throughout
- Spider web patterns across large areas
- Blocks of pavement moving independently
- Cracks that have grown together into networks

### ✓ Surface Deterioration

- Loose gravel/stones visible
- Rough, oxidized surface (gray instead of black)
- Previous patch repairs that have failed
- Edge crumbling along borders

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## Section 2: Your PASER Rating Explained

<b>Your parking lot scores: PASER 2 (Poor Condition)</b>
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The PASER scale is the industry standard used by civil engineers and DOTs nationwide to rate pavement conditions from 1-10:

- **PASER 8-10:** New pavement - No maintenance needed
- **PASER 6-7:** Good - Routine maintenance only (crack sealing)
- **PASER 5:** Fair - Sealcoating still effective
- **PASER 3-4:** Poor - Sealcoating no longer helps; structural repairs needed

- **PASER 1-2:** Failed - Complete reconstruction required

At PASER 2, your pavement has less than 10% of its life remaining and requires major rehabilitation or replacement.

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## Section 3: Why Sealcoating Won't Work - The Facts

### The Truth About What Sealcoating Actually Does:

Sealcoating is a **preventive** maintenance tool, not a repair solution. Here are the engineering facts:

#### Sealcoating CAN:

- Protect good asphalt from UV rays (like sunscreen)
- Seal hairline cracks (less than 1/8 inch wide)
- Restore color to faded but structurally sound pavement
- Add additional service life years to pavement already in good condition

#### Sealcoating CANNOT:

- Repair structural cracks (anything over 1/4 inch)
- Fix base failures or sub-base problems
- Level depressions or fix drainage issues
- Restore strength to deteriorated pavement
- Make cracked pavement smooth again
- Remediate underground water issues

### Why Some Contractors Still Recommend Sealcoating:



**The Uncomfortable Truth:** When contractors tell you severely damaged pavement can be sealed, they're either:

1. Lacking proper training in pavement assessment, or
2. Prioritizing their quick profit over your long-term costs

### What Happens When You Sealcoat Failed Pavement:

- Sealcoat fills cracks temporarily (2-6 months maximum)



- Cracks reappear through the sealcoat within one season
- Water continues destroying the base underneath
- You spend \$45,000.00 on sealcoating PLUS still need reconstruction next year
- Total waste: \$45,000.00 that could have gone toward actual repairs

#### Industry Studies Show:

- Sealcoating pavement rated PASER 3 or below provides 0% life extension (Source: Wisconsin Transportation Research)
- 73% of property managers who sealcoat failed pavement require full reconstruction within 18 months
- Money spent on inappropriate sealcoating increases total project costs by 15-30%

## Section 4: Your Best Options - Honest Recommendations & Real Numbers

### Option 1: Mill & Overlay (Most Cost-Effective)

**What it is:** Remove top 2-3 inches of failed asphalt and install new surface **Lifespan:** 10-15 years with proper maintenance **Timeline:** 2-3 days **Investment Range:** \$2.25 - \$3.50 per square foot **For your 182,000 sq ft lot:** \$409,500.00 - \$637,000.00

### Option 2: Mill & Pave With Remediating Underground Water & Geotextile Paving Fabric

**What it is:** Remove top 2-3 inches of failed asphalt and install new surface, Correct underground water issues and install a geotextile paving fabric **Lifespan:** 15-25 years **Timeline:** 5-7 days  
**Investment Range For your lot:** \$550,000.00 - \$775,000.00

### Option 4: Temporary Patch & Defer

**What it is:** Fix only the worst areas to buy time **Lifespan:** 1-2 years maximum **Investment Range:** \$15,000 - \$25,000 **Important:** This only delays the inevitable and may increase total costs

**We offer a full spectrum of services from asphalt paving to drainage correction and can help you by providing a solid scope of work to meet your budget, expectations and long term plans for the property.**

## The Cost of Waiting

Every year you delay proper repairs:

- Reconstruction costs increase 8-12% (materials & labor inflation)
- Additional 20-30% more pavement deteriorates from "repairable" to "replace only"
- Liability exposure increases (trip hazards, vehicle damage claims)
- Property value decreases (per local market data)

**Waiting 2 more years could cost an additional: \$100,000.00**

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## Why This Report Is Different

We follow the philosophy that honesty and transparency is the best recipe for business (even if you don't choose our company):

1. **We show you the problems** - even if you don't hire us
2. **We explain why cheaper options won't work** - protecting you from wasting money
3. **We provide all options** - including our competitors' solutions
4. **We list real price ranges** - no "call for quote" games

**The Bottom Line:** Any contractor willing to sealcoat this pavement is either incompetent or dishonest. We'd rather lose a job by telling you the truth than take your money for something that won't work.

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## Next Steps

1. **Get 2-3 opinions** - But make sure they include PASER ratings
2. **Ask the hard question:** "Will sealcoating actually solve my problems?"
3. **Request references** - Specifically for similar repairs from 3+ years ago
4. **Check credentials** – Are they a legitimate asphalt paving company or just a fly-by-night outfit.

**If you still want to move forward:** If you still feel asphalt sealcoating is the best option (even though we would not accept the project) we want to provide you with pricing guidance to help you.

Asphalt sealcoating on this project will only last 1 year. Areas that have underground water and extensive cracking will only last a few weeks-months before the sealer wears off.

Crack sealing is unable to be performed

**If you choose a contractor for seal coating the maximum price you should pay for cleaning the parking lot, seal coating with 1-coat of sealer (2-coats is a waste of money) and line striping should not exceed: \$40,000.00**

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## Contact Information:



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*Pavement Assessment Expert*