



ASPHALT CHECKLIST

COMPREHENSIVE MAINTENANCE

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 98 Beasley Drive
Franklin, TN 37064

#	ASPHALT INSPECTION & MAINTENANCE: Surface Condition	
1	IDENTIFY POTHOLES (MARK SIZE & DEPTH)	☐
2	CHECK FOR ALLIGATOR CRACKING (FATIGUE CRACKING)	☐
3	MEASURE LINEAR CRACKS WIDER THAN ¼ INCH	☐
4	LOOK FOR EDGE CRACKING ALONG CURBS	☐
5	INSPECT FOR RAVELING (LOOSE AGGREGATE SURFACE WEAR)	☐
6	MEASURE LINEAR CRACKS WIDER THAN ¼ INCH	☐
#	ASPHALT INSPECTION & MAINTENANCE: Drainage & Water Damage	
1	CHECK FOR STANDING WATER AFTER IT RAINS	☐
2	INSPECT LOW SPOTS OR DEPRESSIONS	☐
3	ENSURE CATCH BASINS ARE CLEAR OF DEBRIS	☐
4	LOOK FOR EROSION NEAR DRAINS AND EDGES	☐
5	INSPECT FOR RAVELING (LOOSE AGGREGATE SURFACE WEAR)	☐
6	MEASURE LINEAR CRACKS WIDER THAN ¼ INCH	☐
#	ASPHALT INSPECTION & MAINTENANCE: Structural Performance	
1	EVALUATE HIGH-TRAFFIC AREAS (ENTRANCES, LOADING ZONES/DOCKS)	☐
2	INSPECT HEAVY-TRUCK LANES FOR RUTTING	☐
3	CHECK TRANSITIONS BETWEEN CONCRETE & ASPHALT	☐
4	LOOK FOR SETTLEMENT NEAR UTILITY CUTS	☐

RECOMMENDED ACTIONS: CRACK SEALING, POTHOLE PATCHING, INFRARED REPAIR, MILLING & RESURFACING (IF WIDESPREAD DAMAGE), PREVENTATIVE SEALCOATING (IF STRUCTURALLY SOUND)



CONCRETE CHECKLIST

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#	CONCRETE INSPECTION & MAINTENANCE: <i>Structural Integrity</i>	
1	INSPECT SIDEWALKS FOR TRIP HAZARDS	☐
2	CHECK FOR SPALLING (SURFACE FLAKING FROM SALT EXPOSURE)	☐
3	IDENTIFY CRACKED SLABS	☐
4	LOOK FOR SETTLING OR LIFTED PANELS	☐
5	INSPECT EXPANSION JOINTS	☐
6	INSPECT CONCRETE CRACK SEALING	☐
#	CONCRETE INSPECTION & MAINTENANCE: <i>Safety & ADA Compliance</i>	
1	VERIFY SLOPES AT RAMPS MEET ADA STANDARDS	☐
2	CHECK DETECTABLE WARNING SURFACES	☐
3	INSPECT CURB RAMPS AND TRANSITIONS	☐
4	CONFIRM NO VERTICAL DISPLACEMENT EXCEEDS ¼ INCH	☐
#	CONCRETE INSPECTION & MAINTENANCE: <i>Common High-Impact Areas</i>	
1	LOADING DOCKS	☐
2	DUMPSTER PADS	☐
3	ENTRY APRONS	☐
4	BOLLARD BASES	☐
5	STAIR LANDINGS	☐

RECOMMENDED ACTIONS: CONCRETE PANEL REPLACEMENT, JOINT SEALING, GRINDING TO ELIMINATE TRIP HAZARDS, CURB & GUTTER REPAIRS, FULL-DEPTH REPLACEMENT (IF STRUCTURAL FAILURE EXISTS).



SEALCOAT CHECKLIST

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#	SEALCOATING INSPECTION (ASPHALT PROTECTION): <i>Surface Protection</i>	
1	EVALUATE COLOR FADING (GRAY VS. RICH BLACK)	☐
2	CHECK IF AGGREGATE IS EXPOSED	☐
3	IDENTIFY SURFACE OXIDATION	☐
4	INSPECT FOR MINOR CRACKING THAT CAN BE SEALED	☐
5	INSPECT EXPANSION JOINTS	☐

#	SEALCOATING INSPECTION (ASPHALT PROTECTION): <i>Timing Check</i>	
1	LAST SEALCOAT APPLIED MORE THAN 2-3 YEARS AGO?	☐
2	HIGH UV EXPOSURE PROPERTY?	☐
3	HIGH TRAFFIC WEAR PATTERNS?	☐
4		☐
5		☐

#	SEALCOATING INSPECTION (ASPHALT PROTECTION): <i>Recommended Actions</i>	
1	CRACK SEAL PRIOR TO COATING	☐
2	CLEAN SURFACE THOROUGHLY	☐
3	APPLY COMMERCIAL-GRADE SEALCOAT	☐
4	RESTRIPE AFTER CURING	☐



STRIPING CHECKLIST

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#	STRIPING & PAVEMENT MARKINGS: <i>Visibility & Compliance</i>	
1	FADED PARKING LINES	☐
2	ADA-COMPLIANT HANDICAP SPACES PROPERLY MARKED	☐
3	FIRE LANES CLEARLY VISIBLE	☐
4	DIRECTIONAL ARROWS READABLE	☐
5	CROSSWALKS VISIBLE	☐
6	RESERVED OR NUMBERED SPACES LEGIBLE	☐

#	STRIPING & PAVEMENT MARKINGS: <i>Compliance Check</i>	
1	CONFIRM ADA SIGNAGE PLACEMENT	☐
2	VERIFY REQUIRED NUMBER OF ACCESSIBLE SPACES	☐
3	CHECK LOCAL FIRE LANE CODE REQUIREMENTS	☐
4	INSPECT CURB PAINTING CONDITIONS	☐

#	STRIPING & PAVEMENT MARKINGS: <i>Recommended Spring Actions</i>	
1	FULL LOT RESTRIPIING	☐
2	LAYOUT REDESIGN FOR TRAFFIC FLOW IMPROVEMENT	☐
3	ADA COMPLIANCE CORRECTION	☐
4	FIRE LANE REPAINTING	☐



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#	OVERALL PROPERTY & RISK MANAGEMENT CHECK: <i>Bonus Tips</i>	
1	WALK THE ENTIRE PROPERTY PERIMETER	☐
2	DOCUMENT ALL HAZARDS WITH CLEAR PHOTOS	☐
3	REVIEW PRIOR YEAR MAINTENANCE RECORDS	☐
4	COMPARE BUDGET VS. REPAIR NEEDS	☐
5	PRIORITIZE SAFETY RISKS FIRST	☐
6	CREATE A PHASED REPAIR PLAN (IF NEEDED)	☐

PRIORITY RANKING SYSTEM: *Most To Least Important*

PRIORITY 1 - IMMEDIATE SAFETY RISK

TRIP HAZARDS, POTHOLES, ADA VIOLATIONS



PRIORITY 2 - STRUCTURAL DETERIORATION

WIDESPREAD CRACKING, DRAINAGE FAILURE



PRIORITY 3 - PREVENTATIVE MAINTENANCE

SEALCOATING, RESTRIPIING, MINOR CRACKING

MAD-JACK'S

PASER SCALE

COMPREHENSIVE MAINTENANCE **(615) 491-7931** **info@madjacks.org** **madjacks.org** **98 Beasley Drive
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RANKING	CONDITION	APPEARANCE	MAINTENANCE NEEDED
9-10	EXCELLENT	LIKE NEW	NONE
8	VERY GOOD	NO LONGITUDINAL CRACKS. OCCASSIONAL TRANSVERSE CRACKS THAT ARE ATLEAST 40 DEGREES APART FROM EACH OTHER	LITTLE OR NO MAINTENANCE NEEDED
6-7	GOOD	MINIMAL CRACKS WITH SOME TRAFFIC WEAR	ROUTINE CRACK FILLING AND SEALCOATING
4-5	FAIR	MORE CRACKING, MORE TRAFFIC WEAR, SLIGHT RUTTING OR DISTORTIONS	SEALCOATING, PATCHING, SURFACE OVERLAY
3	POOR	EXTENSIVE CRACKING, POTHOLES, SURFACE DISTORTION	PATCHING, RESURFACING, OR COMPLETE RECYCLING
2	VERY POOR	SEVERE CRACKING AND DISTORTIONS, MULTIPLE POTHOLES	RECONSTRUCTION WITH EXTENSIVE BASE REPAIR
1	FAILED	EXTENSIVE DAMAGE AND LOSS OF INTEGRITY	TOTAL RECONSTRUCTION NEEDED

IF YOU FOUND THIS HELPFUL, SUBSCRIBE TO OUR NEWSLETTER OR FOLLOW US ON SOCIAL MEDIA FOR MORE EDUCATIONAL AND INFORMATIVE LESSONS!

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