

# SPRING CLEAN UP CHECKLIST

Make sure your parking lots are ready for summer with these tips from the pros.



## ☒ Pothole & Patching Repairs

Making sure your lot is pothole free at the start of spring is a top priority project! Patching deteriorated areas and potholes will reduce your trip and fall liability, and also greatly extend the useful life of your lot. Patches can be cut out and replaced in large sections or small, depending on your long-term maintenance goals. Repairs are done quickly and can be driven on almost immediately, reducing inconveniences.

## ☒ Sand Sweeping

Sweeping excess sand and debris left over from the plowing season is a great way to start the Spring. Not only does it clean up the look of the property, but also helps cut down on dust which can clog A/C condensers and ventilation systems.

## ☒ Curb Repairs

Alongside Pothole Repairs, Curb Repairs are one of the basic tenets of spring clean up. Plowing can take it's toll on curbs, but luckily these repairs are quick and simple, and can be done with minimal interruption to traffic flow.

## ☒ Catch Basin Inspections

Making sure your basins are inspected after winter can prevent costly repairs down the road. The constant freeze and thaw cycle can wreak havoc on concrete basins and can ultimately cause erosion along the foundation walls underneath, leading to collapse. In addition, salt and snow melt can deteriorate the tops of the basins, so it's a good idea to have each one checked carefully.



### Good Defense

Making sure problems like these are addressed at the start of Spring is your best defense. Winter can wreak havoc on basins and low spots



## ✓ Crack Filling

One of the easiest and best ways to protect your asphalt 'investment' is by having the cracks filled with hot rubberized joint sealant annually. Don't underestimate the importance of Crack Filling, as it's one of the most vital maintenance services in your arsenal. Studies have proven time and time again there is no substitute for maintaining your cracks, it can help to extend the life of your asphalt by a decade or more. Crack Filling can be done quickly and has minimal impact to traffic.

## ✓ Sealcoating

It's hard to beat the 'bang for your buck' that Sealcoating provides! Used as a preventative measure as well as an aesthetic upgrade, Sealcoating extends the life and quality of asphalt pavements. When applied in conjunction with our hot rubberized crack sealing program, the pavement's natural deterioration rate drops dramatically. Budget for Sealcoating every 2-3 years for the best in both appearance and longevity.

## ✓ Line Striping & Pavement Markings

Often overlooked as a safety measure, spring Line Painting is a vital service that ensures your parking lots are adequately marked and visible. Freshly painted lines, arrows, stop bars, speed bumps and crosswalks will stand out better and show that you care about your property. Our staff is experienced in ADA accessibility compliance and can complete your project quickly, easily and often times, inexpensively.



## ✓ Create a Pavement Plan!

Every property, but *particularly* those with HOA's should have a written plan in place for long term pavement management. This could be as simple as a few lines or paragraphs in an annual budget, but it should have clearly defined goals, timelines and budgeting numbers tied to it. Some HOA's don't think of the parking lot in their long term planning, but the escalating cost of asphalt replacement will rival any major capital improvement today, and could possibly be the largest investment you'll have to make in this decade or the next.

Let our friendly staff create a pavement management plan for your association that will help save your pavement and reduce your maintenance costs for the long run.

# Serving Connecticut Statewide

EastCoat Pavement Services is a family run, nationally awarded Top Contractor for Parking Lot Maintenance & Management. Our friendly staff can help your association navigate the waters of repairing or replacing your asphalt investment and our recommendations are always free.

**Call us today to get started!**

### Our Menu of Services:

- Sweeping
- Crack Filling
- Sealcoating
- Curb Repairs
- Asphalt Repairs
- Paving
- Line Striping
- Basin & Drainage Repairs
- Excavation & Site Work



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