

ASPHALT PREPARATION

Sealcoating & Crack Sealing Prep Checklist

Prepare access, traffic, pavement edges, water, and day-of communication before the crew arrives.

Start with the right service

Crack sealing and sealcoating solve different problems. Confirm the planned scope before preparing the property.

Crack sealing

Targets eligible cracks to reduce water entry. It does not correct base failure, widespread alligator cracking, drainage problems, or potholes.

Sealcoating

Protects a sound asphalt surface from weathering and oxidation while restoring a dark, uniform appearance. It is not structural repair.

Patch or restoration

Failed areas may need removal, repair, or a larger restoration plan before surface protection makes sense.

Before scheduling

- ☐ Identify cracks, potholes, soft areas, standing water, and crumbling edges.
- ☐ Share recent photos and any history of drainage or recurring failure.
- ☐ Confirm whether the surface needs repair before crack sealing or sealcoating.
- ☐ Discuss traffic, parking, deliveries, events, tenants, pets, and emergency access.
- ☐ Confirm the crew's weather requirements and reopening instructions.
- ☐ Choose one decision-maker for scope and day-of questions.

Before the crew arrives

- ☐ Move vehicles, trailers, equipment, toys, planters, and portable objects.
- ☐ Arrange alternate parking and tell affected occupants when access changes.
- ☐ Keep sprinklers off and prevent water from reaching the work area.
- ☐ Trim or tie back vegetation that blocks pavement edges.
- ☐ Mark private utilities, invisible fencing, fragile edges, or known hazards.
- ☐ Unlock required gates and confirm the crew's entry route.

On service day

- ☐ Keep people, pets, vehicles, and deliveries away from the work zone.
- ☐ Confirm any last-minute access changes before work begins.
- ☐ Do not wash pavement or allow runoff onto the prepared surface.
- ☐ Let the crew know about fresh spills, leaks, or damage that appeared after quoting.
- ☐ Avoid walking through active materials or moving barricades.
- ☐ Keep the decision-maker reachable for unexpected site conditions.

After completion

- ☐ Follow the crew's exact reopening time; weather and product conditions vary.
- ☐ Keep sprinklers, runoff, and unnecessary foot traffic off the surface until released.
- ☐ Avoid sharp turns, stationary steering, kickstands, and concentrated loads when advised.
- ☐ Photograph the completed work for future annual comparisons.
- ☐ Review any areas the crew recommends monitoring or repairing later.
- ☐ Save the scope, date, and care instructions with the property's maintenance records.

Day-of contact sheet

Property _____

Service date _____

Site contact _____

Phone _____

Alternate
parking _____Access
opens _____

Important

This checklist supports preparation, but the approved scope and crew instructions control. Products, weather, pavement condition, and property use can change preparation and reopening requirements.