

Sealing Joints and Cracks

in parking lots and pedestrian areas



- PREVENT POTHOLE
- STOP ALLIGATOR CRACKING
- PREVENT MOISTURE FROM ENTERING THE SUBBASE
- PROLONG PAVEMENT LIFE



Crafco Mini Melter

Crack Seal and Save
The Best Money You Can Spend

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Properly sealing asphalt cracks as they appear can more than double the effective service life of the pavement.

Why Seal Cracks?



Pavement is a costly investment. Just as you would seal leaks in the roof of your building, you should seal cracks in your pavement. Water infiltration through cracks causes deterioration of the pavement and substructure. Untreated cracks propagate and multiply, developing potholes. The result is expensive repairs and reconstruction.

This information flyer addresses areas that are subject to slow moving vehicle traffic and foot traffic. These areas include, but are not limited to: Parking Lots, Parking Garages, Driveways, Collector and Residential Streets, Crosswalks, Walkways and Recreation Areas. Because of the nature of these types of pavements, special care should be taken when sealing cracks in these areas.

Why seal cracks?

As asphalt pavements age, they oxidize and shrink causing random cracking throughout the pavement. Cracks lead to potholes. Properly sealing asphalt cracks as they appear can more than double the effective service life of the pavement.

How should cracks be sealed?

Crafco provides detailed installation instructions with each of our sealants. These installation instructions must be understood and followed to assure optimum performance. Routing is recommended in pavements that have not started to deteriorate badly.

Independent studies have shown that routing a reservoir and a slight overbanding of the sealant will double the effectiveness of the sealant. Excessive application of sealant in parking areas and pedestrian areas may cause problems. Application of the sealant should be limited to a small overband of the crack. Sealant used in parking and pedestrian areas face very different conditions than sealants used on highways. Power steering tears away at the sealant while hot tires and foot traffic stick to the sealant in these areas. For a high quality sealing project, you need to use a sealant that is designed to stand up to these challenges and the climatic conditions in your area. Crafco has developed several choices: Parking Lot Sealant Type I or II or Superflex HT for hot to moderate climates and Superflex or RoadSaver 534 for cooler climates. Visit the Crafco Web site or consult with your local Crafco representative for more details on these products.

How long should sealant last?

A properly sealed crack on a sound pavement should remain sealed for three to ten years. The performance is contingent on several factors, including the condition of the pavement. You cannot take worn out pavement and make it new by crack sealing. Cold weather pavements tend to deteriorate faster than those in warm weather areas. Dryer areas usually deteriorate slower than wet areas. An annual inspection of the area is recommended and all new cracks should be sealed immediately.

Can anything go wrong?

Improperly sealed cracks in parking and pedestrian areas can cause several challenges. Using the wrong sealant could result in the following conditions: Bleeding occurs when the sealant becomes semi-liquid from the heat of the pavement causing sealant tracking and the sealant to adhering to any object that it may come in contact with. Cracking can occur if the sealant used is not the appropriate sealant for the climate or pavement condition.

Improper preparation may cause the sealant to not adhere to the pavement or remain in the cracks. Refer to Crafco Installation Instructions for the proper application of sealant.

Because these areas encounter different types of traffic than highways and high traffic volume roads, due care should be taken that cracks in excess of one and one half inch (3.81cm) not be sealed using conventional crack sealant. Do not place sealant in spalled areas or potholes. Contact Crafco for information on products for repairing spalled and potholed areas.

Improper application of the sealant includes wide or excessively thick bands of sealant. Do not exceed a 3" (7.62 cm) wide overband or 1/16" (1.6 mm) in surface thickness. Always allow the sealant to cure to a non-tacky condition before opening the area to traffic. Sealant should be allowed to cool to an ambient temperature (as described on the Crafco sealant packaging) before the pavement is opened for use. A detackifying agent may be used to open newly crack sealed pavements quicker. We recommend Crafco Detack (PN #34681).

Can a surface treatment be placed over the sealant?

Yes, you can place surface treatments on crack sealed pavements as soon as the sealant has cured which is less than one hour under normal conditions. If there are any questions about compatibility of the sealant with the surface treatment, do a test section first. If any signs of sealing or surface treatment deterioration is noted, do not use the surface treatment. Consult with the manufacturer of both products before continuing the operation.

Crack sealing is a specialized operation and should only be performed by professionals. When placed properly, crack sealing will add many years to the life of the pavement.

For more information on Crafco products contact your local Crafco Distributor or call:

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