

Checklist For Asphalt Paving Contracts

- Vehicle Use
- Drainage and Soil Condition
- Grade (Slopes)
- Subgrade Preparation
- Pavement Thickness (Compacted)
- Compaction
- Smoothness
- Trouble Spot Correction
- Yard Repairs
- Total Price & Payment Schedule
- Guarantees & Warranties
- Maintenance Suggestions
- Changes from Original Agreement
- All Contracts in Writing
- All Job Specifications in Writing
- All Job Changes in Writing
- References
- Liability Insurance

In Search of Quality?
Look for the Companies
That Display this Logo.



Contact APAM
For a Free List of Our
Contractor Members



Asphalt Pavement Association of Mi
2937 Atrium Drive, Suite 202
Okemos, Michigan 48864
Phone: 517-323-7800 or 1-800-292-5959
Fax: 517-323-6505
Website: apa-mi.org
Published 2008

Asphalt Driveway and Parking Lot Paving

*Helpful tips on getting
the best pavement for
your money*



HOT MIX ASPHALT IS YOUR BEST CHOICE

By selecting Hot Mix Asphalt you have chosen America's favorite paving material. More than 93% of the paved surfaces in America are asphalt pavements.

Hot Mix Asphalt is a mixture of aggregate (stone or sand) and liquid petroleum asphalt. The hot petroleum binds the aggregate together into an extremely durable pavement. Hot Mix Asphalt is your best choice for several reasons:

Asphalt Advantage #1

Hot Mix Asphalt pavement is competitively priced, strong and durable.

Asphalt Advantage #2

Hot Mix Asphalt is designed to flex and "give" with slight settlement or frost heave.

Asphalt Advantage #3

Hot Mix Asphalt pavement does not require a long curing time. You can drive on it relatively soon after it is placed.

Asphalt Advantage #4

Hot Mix Asphalt resists frost-freeze actions that cause cracks in other pavements.

Asphalt Advantage #5

In addition to driveways and parking lots, Hot Mix Asphalt mixtures may be specially formulated for other purposes such as for roads, bike paths, retention basins, running tracks, and tennis courts.

FINDING CONTRACTORS AND WRITING CONTRACTS

Selecting your paving contractor is your second most important decision. Check the yellow pages of your telephone directory. Ask friends and neighbors for a recommendation or check with a building contractor for direction. Then, get bids and customer references from at least two reliable contractors.

Make No Verbal Contracts

Insist that your contract be in writing, including all the details and your specifications. Agree to a total price not dollars per square foot. This should be done before work begins. All changes that you and the contractor agree upon should be in writing and signed by both parties.

Discuss with the contractor whether automobiles, commercial trucks or a combination of both vehicle types will use your driveway or parking lot. This will determine the required pavement thickness. Also, discuss drainage and soil conditions, grade (slope), sub-grade preparation (including chemical spraying to prevent weed growth), compacting the pavement to the specified thickness, smoothness tolerances, patching and compacting holes and other trouble spots in existing pavement, returning your yard to its pre-construction condition, payment schedule, and warranties and guarantees.

Ask about a permit. Most driveways require a permit before work can begin. Your contractor will know the process for obtaining one and if it is needed.

It is important to make sure your contractor has adequate liability insurance. Ask for written proof of it.

In existing driveways, poor drainage or gas spills can cause bad spots that may need to be patched before re-surfacing. To prevent further damage address those problems before paving.

BUYERS MUST BEWARE

Every paving season bands of con-artists enter the state in order to scam unsuspecting homeowners and business people. Their favorite target is senior citizens. Most frequently, *the bargain* is offered by someone who *just happens to be in the neighborhood*. They say they are able to give you a deal, especially if you "act now" and "pay now". Reputable contractors do not sell their product door-to-door and will not push you to make a quick decision. *If the deal seems to good to be true, it probably is!*

A quality hot mix asphalt driveway or parking lot that is functional and aesthetically pleasing can be built at a reasonable price.

If you already have an asphalt driveway or parking lot, these door-to-door *contractors* may also try to sell you some kind of asphalt sealing application. Be cautious. You may be buying nothing more than colored water.

Reputation Investigation

If you have any doubt about a contractor's reputation, check the telephone directory listings, ask for credit and bank references, and call the local Chamber of Commerce or Better Business Bureau. Don't be fooled by business cards that appear legitimate or claims of working with asphalt production plants in your area. Ask questions!

Make sure you have the contractor's mailing address, not a P.O. Box, and an in-service phone number.

You may also ask where the asphalt will be purchased, then call the asphalt plant to check the paving contractor's reputation.