



AMERICAN ASPHALT MATERIALS

"THE CONTRACTOR'S MOST DEPENDABLE SOURCE"

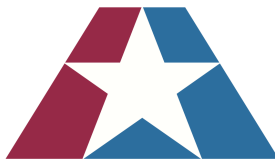
May 23, 2018

Client:	SaberCor, LLC 8440 W. National Ave. West Allis, WI 53227	Property Inspected:	Landmark Credit Union 106 E. Main Street Beaver Dam, WI 53916
On-site Inspector:	Patrick Stearns	Inspection Date:	May 15, 2018

Background

Per the Wisconsin Department of Natural Resources, the above listed property is required an annual inspection of its parking lot to evaluate any possible damages due to settling, exposure to the weather, wear due to vehicle traffic, age, and other factors. The objective is to ensure the Cap Maintenance Plan is followed and to minimize future soil-to-groundwater infiltration and contamination. The parking lot currently serves as a barrier surface. The barrier surface must be structurally sound, cracks well maintained with sealant, and the pavement properly sealed – to minimize potential storm water infiltration.

A site visit and visual inspection took place on May 15, 2018. Both Lots #9 & #10 were inspected. This report provides information regarding the current state of the pavement and our recommendations on how to best fulfill the required objective.

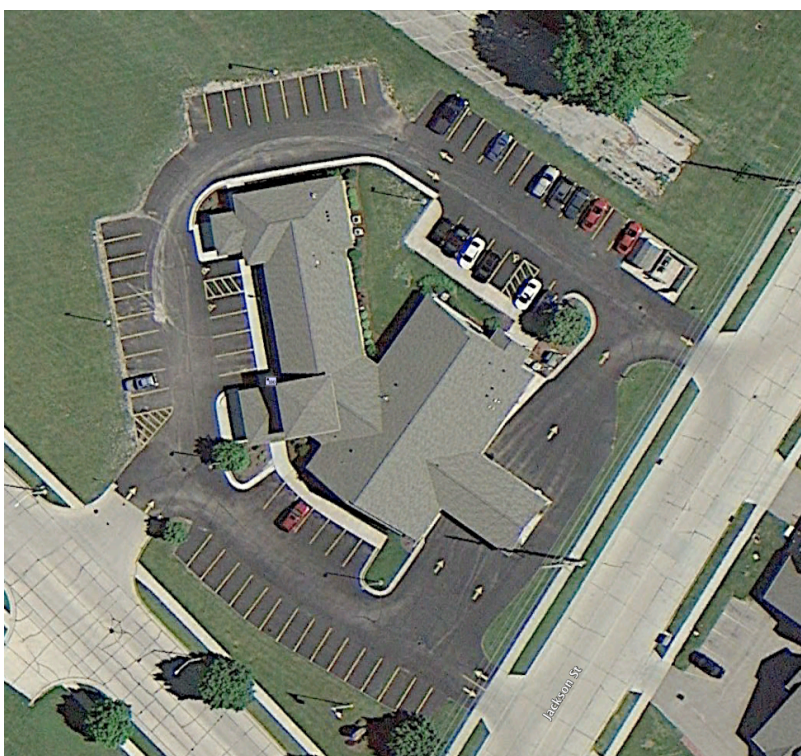


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Asphalt Parking Lot

Total Size: 31,930 S.F. (Lot 9 & Lot 10)



Current Condition

The current (visual) condition of the parking lot would indicate the parking lot is approximately 6 -10 years old with a projected service life of 20-years (if properly and routinely maintained).

You'll notice from the photos below, the pavement is currently showing signs of minor structural cracking. This type of distress is considered normal and should be properly maintained by either a crack-filling *or* crack-sealing procedure. The pavement surface has been professionally seal coated within the past 3-years and there are no indications or signs of any surface failure. Overall, the pavement surface is in very good condition with only minor areas of thermal cracking due to cold weather conditions.

PHONE: 262-781-6555

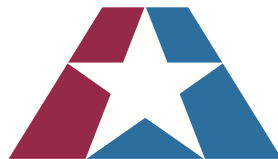
FAX: 262-781-4551

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N56 W12828 SILVER SPRING ROAD

P.O. Box 1087

MENOMONEE FALLS, WI 53052

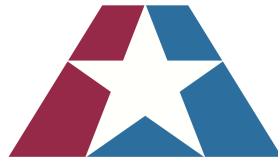


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These are actual photos taken at the Landmark Credit Union in Beaver Dam on the day of the inspection. Thermal cracks can be found throughout various areas of the parking lot due to freeze / thaw cycles commonly associated with our Midwest climate.



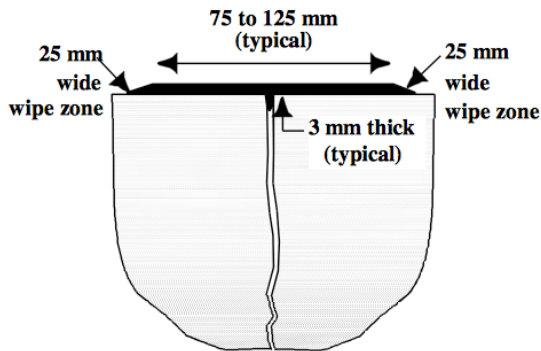


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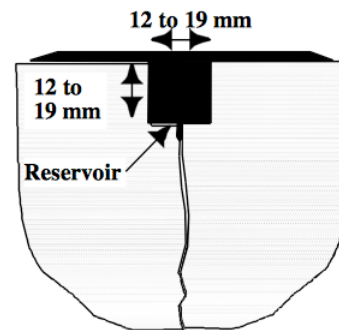
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Recommendation

1. Clean & crack-fill longitudinal and transverse thermal cracks that are ¼- inch wide or wider, by either simple band-aid method or standard recessed & band-aid method, to ensure water is kept out of the pavement sub-grade and sub-base.

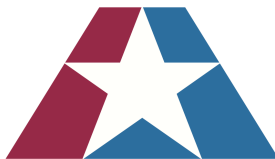


Simple Band-Aid
Method



Recessed & Band-Aid
Method

2. The parking lot was last seal coated in 2015. On average, sealcoat pavement protection in Wisconsin has a service-life of 3-4 years. The credit union should consider having the parking lot sealed in 2018 or 2019. This will help to preserve the asphalt pavement and extend its overall life while “capping-off” the asphalt from rain, snow, and motor vehicle drippings.
3. Monitor and maintain a proper height of all adjoining topsoil and sod along the perimeter of the parking lot (lawn areas and landscape areas) to ensure that storm water can easily drain away from the parking lot and into turf areas, so as to not undermine the pavement structure and its sub-base/sub-grade layer. Currently, there are areas along the edge of the parking lot that may require re-grading in order to maintain proper elevations as recommended.



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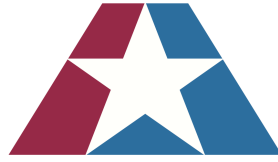
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Conclusion

The existing parking lot located at Landmark Credit Union – 106 E. Main Street in Beaver Dam, Wisconsin is considered “satisfactory” condition and requires only routine maintenance to ensure its purpose as a “cover barrier” - fulfilling the requirements set forth by the required CAP Maintenance Plan.

Annual preventive and routine maintenance of pavement cracks, triennial seal coating treatment of the asphalt with a high-quality sealer, and maintaining the correct height of adjacent lawn and landscape areas so that they are flush with the parking lot and also pitching away from it, are highly recommended for the future success of the CAP Maintenance Plan and the service life of the parking lot.


Joel Braatz
American Asphalt Materials, LLC



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