

Sealcoating

services

Preparation

Over time, the surface of asphalt pavement oxidizes and becomes gray or faded in appearance. Seal coating provides a vibrant black finish that protects and prolongs the life expectancy of your parking lot.

Prior to pavement sealing, any structural failures or repairs must be completed. It is advisable to wait a minimum of 12 to 18 months after such repairs before seal coating. Once the parking lot is ready, we will completely clean the asphalt pavement with a sweeper truck and/or mechanical blowers and brooms to remove dirt and debris.

Sealer is a water-soluble product and until the drying process is complete, it is vulnerable. Sealer should be applied during clear conditions and only at the appropriate temperature. Although seal coating is a rather quick application, the drying and curing time is up to 36 hours.

Advanced Formula

There are two major types of seal coating material used in the United States: coal-tar emulsion sealer and asphalt-based emulsion seal. A hydraulic-driven tanker truck with a sand hog pump system will be used to mix the commercial grade product. We will add approximately 2-4 pounds of sand per gallon of emulsion to increase the solids content while also minimizing the liability against slips and falls. Each parking lot has different conditions; therefore, a mix will be custom designed per each application. On average, 50-60 square

feet of asphalt will be covered per gallon of emulsion.

An acrylic-based hardening additive or a polymer-modified material may be included in this formula for additional strength and longevity.

We will apply the sealcoating formula using either a squeegee, spray, or a combination of both, depending on the conditions of the lot.

Post Application

Traffic should be kept off a newly sealed surface for a minimum of 24-36 hours to allow for drying and curing time. If this time frame is not practical, sealcoating can be performed in separate mobilizations and or in off-peak hours to maximize convenience.

It is also important to refrain from using sprinklers near the area, hosing down, or washing the area for 48 hours before and after work is completed.

