

Asphalt Maintenance

If you have an asphalt driveway or parking lot knowing exactly how to maintain it and when to maintain it can drastically increase the lifespan of your pavement. Below we have outlined some of the basic things that can increase the lifespan of your pavement.

- Sealcoat. What is it? Like all surfaces exposed to the elements they need protection from the weather. It doesn't matter if you have asphalt or concrete pavement. All pavements need to be sealed every so often to protect the surface. For new asphalt pavement, the material needs to cure prior to sealing for a minimum of 90 days and you can wait up to a year before sealing the pavement, but it should be done in that time frame. Older driveways that have already been sealed should be resealed every 2-5 years depending on the amount of traffic your pavement sees. This sealing protects the surface from oil, gas, diesel, and antifreeze that can leak from engines and transmissions that are harmful to asphalt pavement. It also seals up the small porous areas of the pavement to keep water from getting down into the asphalt and causing cracks from freeze and thaw cycles. Sealing a driveway can be done yourself with the right tools and materials. If you don't have the tools, or simply don't want to deal with the mess you can always hire professional like us to do it for you. Either way if you want your pavement to last you should seal it.
- Crack sealing. No matter what you try to do, Mother Nature is going to have her way with your pavement. All pavements, asphalt or concrete, are going to eventually crack due to a combination of various factors, the typical culprits are settling soils, time, and weather, none of which you can control. What you can control however is how you repair the cracks that do appear. There are many crack sealing products on the market, however the most effective crack sealing material is hot pour crack sealer. This material is the melting of asphalt cement and pouring it into the cracks that have appeared. This asphalt then cools and forms a tight bond with the asphalt pavement, which ensures a good seal. Big box stores sell a cold crack seal material, but these materials do not create a good solid bond, and within a few months the crack is opened back up. We only recommend hot pour crack seal to our customers.
- Patching. Sometimes too many cracks have appeared in area and no amount of crack sealing or sealcoat is going to repair it. Patching is an important part of keeping your pavement healthy. If you let a bad area in your pavement go for too long, eventually water will make its way down under the pavement and can soften the base material causing settlement or allowing surface pressure to cause stress cracks in the asphalt around the patch, causing the area to grow further damaging your pavement. There are a couple of different ways to patch asphalt pavement, and unlike concrete pavement, these patches can be done fairly cheap and quickly. For smaller areas, three square feet or smaller, the pavement can be reheated with an infrared heater, the asphalt reworked and compacted and the surface will be like new. Larger areas however are typically a sign of base failure or excessive pavement stress. These areas need to be removed so that the base can be repaired and new asphalt pavement can be placed on a solid surface.