

Asphalt Sealcoating: Is It Important?

When you have asphalt installed on your property, it is not an asset to set and forget. Asphalt sealcoating can help preserve your pavement assets.

[Why is Asphalt Sealcoating Necessary?](#)

Asphalt is made up of two ingredients: aggregates and bitumen. About 95% of your asphalt is aggregates, which is a mixture of sand, crushed stone, and gravel. The rest is that black material called bitumen that holds the aggregates together.

While asphalt is extremely durable, it is susceptible to cracks and potholes especially when exposed to the elements. UV rays, grease, snow, and other chemicals can damage your asphalt. Heavy traffic is also one of the culprits for asphalt cracks. The only way to preserve it is by sealcoating.

Yes, it is a necessity as you need to protect your assets. If you want your driveway to last, seal coating is the way to go. Unprotected asphalt leads to cracks and potholes that can severely damage your foundation. Seal coating is cost-effective in the long run, and it can significantly improve the appearance of your property.

[What is Asphalt Sealcoating?](#)

While asphalt alone is durable, it's not enough for your driveway. Exposure to the sun's damaging rays, oil, snow, and other chemicals will make it crack or brittle over time. When not

repaired, it can negatively impact the curb appeal of your driveway. In a worst-case scenario, cracks may lead to potholes that will burn a hole in your pocket. With sealcoating, you can add an extra layer of protection to your asphalt surface. When you properly maintain your asphalt by sealing, rest assured that it will extend the life of your driveway. If you are a property owner, it may even add value to your home.

[What are the Benefits of Sealcoating?](#)

Asphalt pavement reacts poorly to UV rays. When constantly exposed, its binder – the glue that holds the sand and stone in place – quickly deteriorates. When oxidation progresses, your asphalt loses oil, and the pavement becomes even harder. It will continue to dry out, especially with heavy traffic. When this happens, cracks will start to form. When you do not fix this, water will make its way into your pavement foundation, damaging it even further. The best way to slow down the oxidation process is by sealcoating. The sealant serves as extra protection against these harmful rays.

[Does Asphalt Sealcoating Enhance Appearance?](#)

If your parking lot looks damaged, it will not look very inviting to your customers. It may affect your sales. If you are a property owner and your asphalt pavement is full of cracks and holes, do not expect the buyer to consider your property. Working on your asphalt pavement may sound simple but it will attract and retain more tenants. First impressions can sometimes last. Improving the curb appeal is paramount to your business success. With

sealcoating, you are assured that the aggregates are fixed into the asphalt, and it will not crack.

[How Often Should I Sealcoat My Driveway?](#)

Asphalt sealcoating is every one to two years depending on how much traffic your driveway gets or how constantly it is being exposed to the elements such as UV rays, snow, and other chemicals. As part of your maintenance, periodically check your asphalt for cracks or depressions and ensure that you repair them as soon as possible. Do not wait for small cracks to turn into problematic potholes that require expensive repairs.

More specifically, if you can see the color of the individual stones that make up your asphalt surface, you know it's time to seal it up.

A few rules apply before you seal, however. For starters, never seal a new asphalt driveway. Asphalt needs a minimum of six months for the oils in it to evaporate. The less oil, the harder the driveway, which is the goal. If you apply driveway sealer before your asphalt has time to cure, it won't achieve the necessary hardness and all your work will be for naught. Other things to consider are the outside temperature, which must be fifty degrees or higher for the sealer to adhere properly, and the weather. Ideally you want your sealer to be on your driveway for at least 36 hours before any rain comes down on it.

[Does My Driveway Need Regular Upkeep?](#)

If you're not sure on this point, consider the constant upkeep the asphalt roads in your community need to stay in good shape. Add to that the fact that the asphalt used on roads is generally a higher grade and made to withstand a higher level of abuse. You can see why it's important to keep up on regular maintenance, including asphalt sealing, to fend off major projects such as repaving a crumbling asphalt surface.

[Talk to a Professional!!](#)

Driveway sealing is an important aspect of asphalt driveway maintenance, however it's not the only thing you need to keep up on. If your driveway has pre-existing cracks, potholes, or other signs of wear, it's vital that you fix those problems before you apply a sealant. That being the case, your best bet is to contact a professional that won't only apply your sealant, but who will also evaluate your driveway for other maintenance needs that need to be addressed before you perform this necessary task.