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SUN-UP SEALCOATS

## Commercial Guide

### Introduction:

Commercial asphalt maintenance provides users with a safe and welcoming property. Businesses, HOA's, golf courses, and apartment complexes are all examples of where Sun-Up Sealcoats LLC recognizes a difference in commercial versus residential work. Whether you're a manager of the property or the owner, this guide can be used as a reference.

If you have a commercial account looking for repair or restoration, [we are here to help](#). The factors that we take into account range from usage, location, snow removal, and design. Every lot that we see is unique. Ultimately, we want the best possible solution for your property.

While comparing commercial work to residential, our bottom line is not subjected to change. Our process can be different; However, our final product and quality are mutually beneficial. Our team understands that larger projects are time sensitive. Respect to customers and residents is always discussed before work begins.

Asphalt products are crucial to be installed correctly. Our time on the pavement requires focus to ensure you're getting a complete job. For the safety of our team and others, following traffic directions and caution tape are our most significant factors in commercial maintenance. Asphalt products are **not like paint!** Asphalt, sealcoat, and crack sealer are built to be much more durable than paint. This means clean up is more severe and accident prevention is extremely important. Everything from spray application to

asphalt cleaning has to be done in accordance with the estimate. Over spray, spills, and any accident on the job can be a detriment to product performance. If a service provider does not state their safety measures, **do not hesitate to ask!** Some areas require less cones, tape, or signs, but that still should not take away from any overlooked safety. Even uncontrollable factors have to be acknowledged. Being weather and temperature dependent makes our jobs even harder in the mountains. As good as our local new channels and weather apps can anticipate weather patterns, there is still **some risk** while completing the project. Through communication and trust, any asphalt installer should **seriously** take this into account.

## Where To Begin:

### Track and Observe:

Over time asphalt is just like any other form of property maintenance. We wish there was a “permanent” solution to asphalt wear, but the reality is that asphalt does have a lifespan. We suggest you begin recording both the appearance and quality of your asphalt surface. This is super easy to do and the more information we have from the property, the better the result we can obtain. If you have gotten asphalt work done in the past, record it! Paying attention to what repairs were done, or certain products that were used can help any asphalt company. While calling for an estimate, **any** information is **good** information.

### Research and Acknowledge:

While preparing for commercial asphalt work to be done, the more information you have as the client will assist you in reviewing estimates. Competitors will have differences no matter the request. Going online or asking your community can make all the difference in the world. Choosing the right company is a hard process with commercial projects. Larger projects can amount to larger errors, that being said, be conservative! The solutions you choose to listen to should not create questions against the service provider’s recommendation. Finding a company you can trust, is better than trying to understand them all.

### Define Your Purpose:

Commercial asphalt is meant to be more standardized than residential. Yes you can add flare or an original feature, but ask yourself, why am I wanting my property to resemble? By taking the first steps of realizing your property’s current condition. You can then understand the service providers information much more fluently. If you have an idea of what you want your surface to look like tell the asphalt company! Doing this helps you by saving money and generates a plan for consistent maintenance.

### Moving Forward:

Upon any agreement that asphalt servicers make, you as the client can help more than you think. These are a few areas that we believe are the most common instances of clients being able to help.

## Scheduling:

From the moment we are in contact, communication is key. Timeliness of the project is still an **estimate**. Our job as the provider will acknowledge the feasibility of getting contracts done in the timeframes stated, but our schedules will only adjust, they will not change. This usually pertains to other work being completed on the property. Events, constraints, and seasonality are predictable. All other forms of disruption are not. If you have other work being completed or suspect a good break in daily operation, we appreciate any information that can assist our scheduling.

## Guidance:

While being scheduled for a job can be easy, getting users, residents, and customers to understand is not. Our estimates will introduce our opinions and suggested timeframes, but if there are previous measures or experience with access restrictions, we highly recommend these be communicated. Liabilities on commercial job sites cannot be justified, every step taken will do wonders for continued asphalt maintenance. The safer the installation, the better the outcome.

## Custom Requests:

The process of commercial asphalt maintenance is a bit more standardized than residential. Customization is still an option, but our mission is to ensure users are able to safely enjoy being on the property. Currently there are many different design options for commercial application. From custom line striping to asphalt curbing, there are products in this industry that can make your asphalt better. If you are experiencing anything out of the ordinary or have noticed unusual damage around your pavement, reach out to us via phone or email to receive information. Typically we will need to see the situation in-person; However, descriptions are welcomed!

Regardless what your property may require. Sun-Up Sealcoats LLC is happy to assist you in any future project. Our commercial accounts have benefited greatly from choosing our services. For more information schedule an appointment on our [contact us](#) page.

*Ben Barron*

Owner, Sun-Up Sealcoats LLC