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SUN-UP SEALCOATS

A Reference For Homeowners

Where to Start:

After the winter season, homeowners should review the condition of their driveway. By taking a quick walk through your driveway, you may begin to notice fractures in your pavement that you had not seen or even noticed before. These fractures can both expand and multiply with an already aging driveway. If your asphalt is fairly new or has been maintained in the past, fractures will still appear without diligent service. In general, cracks will appear more frequently on asphalt in the mountains. This is why consistent maintenance is so important with residential properties.

Everyday that fractures are left untouched leads to increased damage a small ½ inch fracture can endure onto the entire asphalt surface. Our crack sealing ([hyperlink](#)) page is excellent for describing the benefits and purpose of proper maintenance while facing these issues.

Aside from just fractures, your driveway may have recently installed or is in a condition that looks a bit weather, but overall, is “excellent” condition. This an awesome opportunity for homeowners to begin proper maintenance! **From the first month of owning a black top driveway, maintenance can begin.** Our sealcoat will provide the added protection that all driveways need in the mountains. Starting sooner than later makes both our job and your investment easier to extend the life of your driveway.

Although not every homeowner may not be in this situation of a newer asphalt driveway. Do not worry! Asphalt has an expected life time of 10+ years if installed correctly! The mountains certainly speed erosion and oxidation of asphalt. So we recommend an annual check up(at very least) on the condition of your driveway. Our [Sealcoating](#) page identifies the exact effect the mountains have on asphalt and the benefits associated with our process.

As a homeowner, our team appreciates descriptions and background information about the history of your driveway. The better understanding we have, contributes directly to our installation. Although it is not a requirement, our expertise has come a long way with recognizing the life of your driveway. So with any maintenance associated with properties, asphalt should be added to the list.

What am I a candidate for?

- The condition of your asphalt can be referenced with the images and descriptions below. Remember that our visuals are a **consideration!** We have selected images to give a generalization of where you may believe your asphalt stands on maintenance.
- Have a rating table with pictures for what conditions we consider what (maybe rotating slide show or picture with brief description of each “consideration”)(cannot define the condition, have to label it has a consideration)

Excellent- Typically this condition follows a driveway that had been paved within the past 1-4 years. The surface is considerably smooth with a darker, grey appearance.

Moderate to Excellent- After about 2-6 years, asphalt without maintenance will begin to show how your property’s location, snow removal, and other external factors affect your driveway. Pending on the situation, the asphalt may begin to show more aggregate, lighter greyish surface, a mixture of small to medium size fractures, minimal pothole/sinking damage.

Moderate- Towards the 6-9 year mark of owning an asphalt driveway. Damage is expected, this condition does not mean your driveway requires new asphalt. Fractures may typically be larger than ½ inch in width, potholes are present, sinking asphalt occurs, aggregate makes the surface rougher, and the appearance is grey and weathered.

Moderate to Poor- If your driveway has been serving you well over 7-11 years of not being maintained, we applaud your paving service for their installation! The driveway will ultimately be a candidate for an update of multiple asphalt repairs, more involved crack sealing, and additional factors that can extend our time restoring life that is left in your driveway. The appearance will be a rough aggregate texture, light gray color, vegetation overgrowing the fractures, missing pieces of an area, severe potholes, and other damages that may take more material than expected to repair.

Poor- Making it this long with an asphalt driveway of 11-16 years without regular maintenance is a finer line to being a candidate for our maintenance services. We have seen pavement go this far and do not by any means recommend this for scheduled maintenance. At this point, our in person review is the only option for any definition of exactly what condition your driveway is considered.

Salvage- Please call our asphalt service so we can accurately assess a plan for your driveway. More often than not, your driveway has served you well for 17+ years being your welcome home. There still may be options before paving; However, this is a process of salvaging what is left, not as much for a standard/ routine restoration.

Moving Forward:

Every property is different, now that you have an idea of what to look for, what do you do with this information?

[Reach out](#) to an asphalt service like Sun-Up Sealcoats! Fortunately, we have been able to assist homeowners throughout the Rocky Mountains, your driveway is important to the wellbeing coming home with a smile on your face. Your neighbors as well may appreciate that your driveway has a wow factor!

Continue enjoying life in the mountains and the Great State of Colorado!

Ben Barron

Owner, Sun-Up Sealcoats LLC