

What is sealcoat?

Sealcoat is a protectant for asphalt. Sealcoating will fill in pores and replace lost binders to make your asphalt last longer, improve appearance, and reduce maintenance costs. We use an asphalt emulsion sealer with minerals added, such as sand and slate for added strength. Sealcoat is a water based product bought as a concentrate. We dilute the sealcoat to 15 – 20% based on weather and asphalt conditions.

How is the sealcoat applied?

The first coat is applied using squeegees. Using squeegees forces the sealer into the pores of the asphalt. The second coat is sprayed on. Spraying the sealcoat leaves a more uniform finish and we are able to apply more in higher traffic areas. On windy days spraying may not be an option and we will then squeegee a second coat. Edges are done by hand using a combination of squeegees and brooms. Areas where brooms were used are finished with squeegees to smooth the finish.

Can I sealcoat my own asphalt?

You can but we do not recommend making sealing a D.I.Y project. There is special equipment needed for application, rarely will you apply enough sealer, hardware store sealcoat lacks strength due to self-life complications, and it is messy. With these issues your asphalt will look good for a summer but will generally not last through the winter months.

When should asphalt sealer be applied?

Asphalt sealer should ideally be applied 6 – 12 months after the asphalt was installed for best results. That said, most of the time people are reactionary rather than preventative, and we'll seal asphalt that is well aged still with good results. Please contact us for a full assessment of your asphalt and we'll determine whether or not sealcoating is appropriate.

In what conditions should sealcoat be applied?

Sealcoat should be applied when temperatures reach at least 60 degrees and it is not raining. Our typical sealing season is from Mid-April to Late-September. Sealcoat needs to be fully cured before water can touch the asphalt.

How often should I sealcoat?

The life span of your sealcoat will vary depending on factors, such as, traffic, weather, and the original asphalt conditions. Asphalt being sealed for the first time will most likely have to be sealed again in 3-5 years, and then wearing will determine your sealcoating schedule (generally every 5-7 years). Sealcoating too often, the sealer will bond to itself, build up and make a flaky mess. Please contact us for a full assessment of your asphalt and we'll determine whether or not sealcoating is appropriate.

How long do we need to stay off the sealed asphalt?

We recommend you stay off the asphalt for 24 hours but times may vary based on temperatures, amount of sunlight, wind, and asphalt conditions. Sealcoat must be fully cured before asphalt can be open to traffic.

How should the asphalt be prepared, prior to sealing?

The asphalt needs to be cleaned of all loose debris immediately prior to sealing. We have wire brooms, roto-brooms, and blowers that we use to clean the asphalt. Heavier dirt and moss will have to be pressure washed. The asphalt must also be completely dry. We request irrigation systems be shut off and landscape be cut-back to expose all the asphalt. Hot crack filling and asphalt repair also needs to be completed prior to sealing.

What will the finished product look like?

Sealcoating will give your asphalt a uniform black finish. Tighter areas where brooms were used may have a brushed look, but we used squeegees to smooth the finish. Areas that have been patched or crack filled will still be noticeable, it is unavoidable due to the texture and material differences.