



DRIVEWAY SEALCOATING: Proven Protection Prolongs Parking Lot Lifespan

Driveway Maintenance, Inc.

Sealers and Sealcoating Can Boost
Driveway, Parking Lot Life up to
300%, Boost Property Value

A White Paper

by Driveway Maintenance, Inc.

<http://www.driveway.net>



About Driveway Maintenance, Inc.

[Driveway Maintenance Inc.](#) (DMI) is a LEED-accredited full-service, self-performing [paving contractor](#) and [sealcoating company](#) serving clients throughout Florida, including Miami, Naples, Orlando, Palm Beach, Ft. Lauderdale, Ft. Myers, Tampa, Ft. Pierce, Delray and Daytona. DMI provides paving and sealcoating services to commercial entities, including apartment complexes, community associations, commercial office parks and retail shopping centers. Learn more at [Driveway.net](#).

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Parking lot damage starts simply – and invisibly – enough.

It usually begins with a simple, dent, pit or rut. Often unseen but hardly harmless, it's the first phase of a progressively destructive – and potentially costly – process.

Beneath the harsh Florida sun and rain – or with the snow and ice of northern climates – water, moisture, salt and air seep into the breach, oxidizing the surrounding material and further deteriorating the asphalt and underlayment. Drainage is reduced. Weather-proofing capabilities are lost.

Left unaddressed, the damage transforms what once was a simple fix into a sizeable and potentially expensive repair – one that on a large parking lot may be duplicated numerous times.

The remedy often begins before the visible damage even starts: parking lot sealcoating.

The benefits and attributes of a newly sealcoated driveway extend far beyond preventing damage in the first place. Regular, scheduled parking lot maintenance, including sealcoating and striping, can prolong the surface's lifespan. Sealcoating improves the property's appearance and curb appeal. It can boost rental rates and increase a property's market and resale value.

Sealcoating can have a significant impact on a property owner's or condo association's budget and bottom line. "Unsealed pavements will require repairs starting with the second year and could require a one-inch overlay as often as every seven years," notes Girish C. Dubey, a member of the Pavement Coatings Technology Council [<http://www.pavementcouncil.org/>]. Dubey notes that "Cost savings will be a substantial 65% if the pavement is maintained regularly. Estimated savings for a 10,000-sq.-yd. asphalt pavement are \$127,000 over 15 years." Compared with an un-maintained asphalt parking lot, the savings approach one third the cost, Dubey writes, and can yield a three-fold increase in an asphalt driveway's lifespan.





Why Sealcoat a Parking Lot?

A parking lot is more than a place to park vehicles or the source of a property's ingress / egress. Regular maintenance and sealcoating affects a variety of real estate and fiscal realities. As part of a property's aesthetic, along with the building's or facility's façade and exterior landscaping, a well-maintained parking lot is part of the presentation. Visitors look positively upon the property and its tenants. Tenants appreciate the fresh appearance as a reflection on their own businesses, units or residences.

Such upkeep can improve curb appeal for prospective tenants or property buyers, positively affecting the likelihood that a prospect may rent or buy space in the property, regardless of whether it's retail, condominium or apartment. For landlords, property owners, home owner associations or management firms, this can deliver significant return on investment.

Among sealcoating's benefits, it...

1. Protects the existing parking lot. Sealcoating provides a protective layer against human and natural forces and elements that can damage or degrade the surface. These include rain, sand and sun, as well as motor oil, gasoline / fuel, coolant / antifreeze, chemicals, and salts used to de-ice in winter.
2. Is a protective barrier against ultraviolet rays, oxidation and the harmful drying effects of the sun.
3. Creates a barrier that inhibits intrusion by water or air. This reduces oxidation, which can further damage the asphalt parking lot and underlayment.
4. Aids driver and pedestrian navigation. Striping, done in conjunction with sealcoating, improves visibility and traffic flow. This also can help the property comply with the Americans with Disabilities Act as it relates to handicapped parking and accessibility. [See ADA & Your Property: Creating Successful Accessibility, a white paper on the Americans with Disabilities Act from [Driveway Maintenance](#).
5. Extends use and utility of asphalt surfaces that have not reached the end of their life.

How & When to Sealcoat a Parking Lot

Changes in color or appearance often are the first sign of a parking lot in need of resurfacing or sealcoating. The once-black surface fades to a brownish-gray. Stripes fade or are worn away. Pits, cracks and holes grow in size. Visible signs of stains – oil, grease, gasoline, coolant/anti-freeze – become more recognizable and pronounced.

The extent of damage and pace of deterioration often depend on environmental factors (the degree of heat, freezing or thawing, for example), as well as the volume of traffic the parking lot experiences.

Attentive property owners and managers engage in a regular maintenance schedule of parking lot repair and sealcoating. The sealcoating schedule takes place every two to four years, beginning within the first two years following the parking lot's construction, with repairs being performed as needed. Frequency can be affected by the climate or environment, or by the conditions of the parking lot itself. Repairs come in successive stages.

Asphalt patching and repair of pits, potholes or other damage are performed first, or on an as-needed basis; it is recommended that property owners / managers address any such damage immediately once noticed. Yet, to maximize results and efficiency, sealcoating should not be relegated to "repair" status. It should be an ongoing process.

Sealcoating is best when performed not as a remedial process once damage has been discovered, but part of an ongoing and budgeted maintenance program. Sealcoating begins by spot-treating obvious spills and stains. The entire lot is then sealed with a high-grade sealer, like [STAYCOAT JC-7 Coal Tar Emulsion](#), or STAYCOAT JC-7 AE Asphalt Emulsion. Both are proprietary sealers from [Driveway Maintenance Inc.](#)



Sealcoat can be used early in the pavement's lifecycle to extend its utility. Sealcoat applied to the pavement surface slows the deterioration of the binder. This preventative maintenance should be performed within 90 days after an asphalt surface has been installed. Regular maintenance schedules should follow thereafter.

Finally, once sealcoating is complete, restriping can be performed either to replace the existing lines and traffic markings, or it can be laid out according to new designs.

Regularly scheduled maintenance and sealcoating, when performed by a licensed parking lot or driveway contractor, lengthen the lifespan of a parking lot. This allows the property owner or manager to effectively incorporate parking lot maintenance costs into an overall property management and upkeep program. Sealcoating helps retain rental rates and resale value of the property itself. It can help prevent personal injuries or vehicular damage. Finally, the process keeps tenants pleased with the impression their clients, customers or visitors gain from improved curb appeal.

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