

Parking Lot Maintenance 101—Education is Our Best Service!

Why seal your parking lot?

- When a new asphalt lot is put in it should cure for at least 3 months in 60 degree weather or warmer to release excess oils and harden properly. If it is not properly sealed after curing it will begin to over-cure and lose the essential oils that keep it flexible
- UV rays from the sun break down the glue portion of asphalt, making it brittle and causing the small stones on the surface to become loose and pop. In these areas water can freeze and thaw in the winter and cause additional cracking and deterioration
- Sealers from Brewer Cote are of the highest quality and help extend your parking lot's life, protect your investment and enhance the beauty of your property

What is our sealer made of and why?

- Coal tar: inherently resistant to thermal and UV oxidation, erosion caused by moisture, gasoline and oil drippings, salt
- Clay: makes sealer cure hard, improves wear, diminishes risk of tracking
- Aggregate (silica sand): increases skid resistance, wear, minimizes slipping
- Latex Additive (Brewer Cote's Tarmax): improves suspension of sand in sealer, wear, resistance to scuffing and power steering marks, improves bonding to asphalt, makes sealer blacker and provides additional oil, water and UV resistance

How often and when should you seal?

- We recommend sealing every 2-4 years so that sealer can properly wear down before re-coating
- Sealer should not be applied when ambient temperatures are below 50 degrees Fahrenheit

What about cracks?

- Cracks should be filled each time you seal and perhaps between years to help battle mother nature's freeze and thaw of winter water
- Larger cracks are a major cause of deterioration and costly asphalt repair. Many sealing companies fill very few cracks or none at all—a crack fill and sealant program can triple the life of asphalt compared to unsealed pavement

Oil spots?

- Large oil and gas spots should be cleaned with a wire brush or lightly burned off
- We use Brewer Cote's Tarloc, a spot sealer that promotes adhesion between sealer and pavement

Application method?

- The number of coats are not as important as the rate of application—sealer applied improperly, regardless of the number of coats will not last longer
- We spray 2 coats to ensure that all nooks and crannies are filled with sealer and spray in different directions when the orientation of the lot allows

Quick tips for choosing asphalt contractors:

- Beware of "low-ball" proposals
- Compare apples to apples
- Ask questions—why?
- Check references and the Better Business Bureau

Do you have other questions? Don't hesitate to call: 513-271-1682