

SEALKOTE

ASPHALT PROTECTION AND REPAIR

Sealcoating is an important part of not only protecting your asphalt from deterioration, but also keeping your parking lot attractive. Many property managers are familiar with the need to sealcoat their asphalt paving, but have specific questions about the details. Often, their questions are very similar, so we thought it best to compile a list of these frequently asked questions to better help you understand the basics of sealcoating.



My asphalt has surface cracks that keep coming back. What do I do about them?

Before SEALKOTE it is important to seal any existing cracks. If a crack is not filled, it will allow water in, which can cause damage to the asphalt pavement. If the water penetrates the pores of the surface, or worse, under the asphalt into the base, expensive asphalt repairs will be needed to repair the damage. Even after an asphalt parking lot is seal coated, if the cracks have not been filled first, this damage can occur.

An important thing to note, if asphalt cracks are filled properly the first time, the crack sealing will last the life of the SEALKOTE. You should not see cracks coming back!

Should we SEALKOTE our asphalt parking lot every year?

No. While many SEALKOTE companies will try to get you to seal your asphalt annually with bitumen emulsion, this is just to pad their pockets! Sealcoating asphalt too much can lead to many problems. Most property managers don't realize that the first two coats of sealer applied are what actually protect the asphalt. Most of the SEALKOTE after those initial applications are usually for cosmetic purposes only.

Can we sealcoat our parking lot in hot weather?

Yes, but it must be done using the proper techniques. As you know, asphalt can get very hot, especially in India during the summer. Applying sealer when the temperatures are above 35 degrees Celsius can cause the sealer to dry too quickly. If this happens it can peel, flake, or get a streaky finish. In order to apply sealcoat in temperatures above 90 degrees, the proper technique is to spray the surface with a light mist of water first. This has a cooling effect on the asphalt. Once the surface temperature has been lowered, the sealer can safely be applied.

A well-paved asphalt paving project can last twenty to forty years if properly maintained. Hiring a reputable paving contractor can save you money in the long run. Not only will you have a parking lot that looks great, the workmanship should last for decades!

About SEALKOTE

SEALKOTE provides commercial organizations with the highest level of customer satisfaction, and helps services including: asphalt paving, asphalt repairs and prevention, pothole repairs, SEALKOTE, line striping and marking, thermoplastic, crack filing, signs and safety devices, concrete sidewalks coatings and soil stabilization preparation. We use our experience and the latest equipment available to get the job done right the first time in a timely, cost effective manner. For more information about SEALKOTE, call +91-932-6646-793 for a free estimate.

For all enquiries please contact:

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