

## Care for Newly Sealed Areas

Pavement sealer, when properly applied, dries within hours. Although ready to withstand traffic after it is completely dry, complete curing occurs over a period of days and may require as much as a week or two. Ambient and surface temperature, rainfall, humidity and other climatic conditions affect the length of time required for curing. During this period few precautions need to be taken to ensure the coatings longevity. There are, however, a few things that should be avoided if possible:

- Water saturation. Rainfall can't be avoided, but sprinkler systems that might keep the surface saturated can. If possible, they should remain off for a few sunny days during and after work is completed.
- Heavy soil. Site work or other construction activities that may cover newly sealed areas with large amounts of dirt, gravel or debris should be avoided until fully cured.
- Traffic from heavy machinery or construction equipment. Use of large machinery or even smaller construction equipment able to turn in a tight radius, such as skid steer loaders should be avoided, if possible, until curing is complete.

Once cured the sealed area requires little, if any, maintenance until resealing. There are a few things that can be done however to help maintain the integrity of the pavement itself.

- If possible, prevent solvents, gasoline or any other petroleum products from contacting the surface. Any accumulation of oil or grease should be promptly removed by scraping and the use of absorbent materials. Any unsealed asphalt surface will be damaged from contact with petroleum products. Refined tar sealers are highly resistant within 24 hours, asphalt based sealers are much more susceptible.
- Prevent accumulation of soil, sand or other debris. These materials, in conjunction with vehicular traffic, can act as an abrasive to the sealed surface.
- Follow a regular program for sealing cracks. Though the surface is protected, cracks form from the base of the pavement. Left untreated, water will enter cracks, causing them to widen and spread. Any vegetation growing in a crack should be promptly treated with herbicide.
- Work with your contractor to determine the optimum time for resealing. Sealcoating is not a permanent maintenance treatment. Periodic resealing is necessary to properly preserve the significant investment in your asphalt pavement.