



3 Critical Pavement Maintenance Tasks That Keep Your Parking Lot Looking Brand New

As a property manager, you likely have a task list that never seems to get shorter. You have to:

- Respond to maintenance requests
- Control maintenance costs
- Screen tenants and collect security deposits

And that's just the beginning! With all of those jobs on your plate, it's easy to get behind the curve and find yourself constantly putting out fires.

Unfortunately, this is a problem. For example:

When it comes to your parking lot or paved areas, putting a slurry coat on asphalt costs about \$25,000-\$30,000 per mile. However, if that asphalt completely fails and needs to be replaced, your cost is at least \$350,000 per mile.

That means that replacing asphalt is around 14 times more expensive than maintaining asphalt.

We're here to tell you how you can keep your parking lots and roadways maintained and looking great, so you can stay ahead of the curve and save time, money, and energy!



1 - Parking Lot Sweeping

Most people think of slurry seal, sealcoating, or pothole repair when they hear the words “pavement maintenance.”

However, proper parking lot maintenance starts even earlier than that.

Parking lot sweeping is a cheap and effective method of asphalt maintenance. By sweeping your parking lot regularly, you will be able to keep your surface clean and functioning as designed.

Just think about it - if you would never sweep the floor at your home, pieces of gravel, grit, and sand would be carried onto your hard floors and scratch them. The carpet would also soon become caked with mud, pet hair, and other dirt.

At some point the dirt would become too much to manage and you'd have to replace your floors - something you could have avoided with a quick clean every couple days.

The same principle applies with parking lots!

Of course, sweeping a parking lot is a little different than sweeping the kitchen floor. It requires specialized equipment, and that is why we recommend hiring an asphalt contractor to do the job for you. At Pavecon, you can schedule our professional crews to sweep your parking lots on a regular basis.



2 - Parking Lot Striping

Are your parking garage or parking lot markings faded, dull, or worn off completely? If so, you are probably aware of the potential liability for your business. These include:

- Unsafe crosswalks
- Confused drivers due to unclear markings
- Inefficient parking and flow of traffic
- Unmarked handicap spaces
- Not being ADA compliant

Yes, even things like pavements left unrepaired or confusing or faded parking lot stripes can make you the recipient of a painful lawsuit.

Thankfully, a clearly marked parking lot helps to take the blame off your shoulders for accidents on your property.

Beyond that, a parking lot with fresh, new stripes that clearly mark traffic flow, parking spots, and more are a huge boost to the experience of those visiting your property. Everyone knows where to go rather than being confused, and the parking lot looks neat, clean, and organized, which helps people form favorable opinions about your business even before they enter the building!



3 - Sealcoating

The lifespan of pavement depends heavily on the health of the base material used.

Sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage, and providing a protective layer to keep out damaging UV rays, vehicle fluids, and water.

In short, sealcoating protects the surface of your asphalt, which in turn, protects the base of the asphalt.

The result is asphalt that lasts for years! Plus, a fresh layer of sealcoating makes your asphalt look virtually brand new, which adds valuable curb appeal to your property.

It's truly a win-win.



Conclusion

It's time to see your task list dwindle, and the best way to do that is to get ahead of the curve. Perform regular maintenance on your parking lots, roads, and driveways so you can avoid emergencies, save money, and get more done.

Plus, you get the extra bonus of having a property that looks amazing!

At Pavecon, we have professionally trained crews that can help you with all your asphalt needs. Our crews understand the importance of parking lot accessibility during jobs and we will work closely with you to make sure business is uninhibited.

The best part? Working with us is easy. All you have to do is:

1. Schedule an assessment: we'll make sure we know exactly what you want
2. Pavecon goes to work: we ensure your project is completed on time, on budget, and to the highest quality standards
3. The job gets done: you get to enjoy a beautiful property

Contact us today to [book an assessment](#). We look forward to hearing from you!