



Our Services and Recommendation

Services List:

- **Basic Residential Driveway Sealcoating Service**
- **Apartment Building Commercial Lot Sealcoating Service**
- **Commercial or Retail Parking Lot Sealcoating**
- **Pavement Marking Touch Up Service (Without Sealcoating Service)**
- **Parking Lot Striping**
- **Stenciling**
- **High Power Asphalt Sweep**
- **Pourable Crack Repair**
- **Hot Crack Filler**
- **Alligator Patch Repair**
- **Priming Oil and Gas Spots***
- **Pothole Repair**
- **Depression Repair***
- **Top Tuff**
- **Barricading**

Things To Do Every Year!

Crack Repairs....

All driveways, parking lots or commercial Sealcoated asphalt after time will begin to crack, creating opportunity for further damage over the summer season if not attended to. All cracks need to be cleaned and sealed every year in order to make sure further deterioration doesn't occur. Water seepage in cracked asphalt will eventually lead to potholes. All Seasons Sealcoating offers hot crack filler for deeper, wider cracks, and pourable filler for smaller cracks. Hot crack filler is recommended for commercial jobs and large estate homes with larger drives.

Fix Alligator Patches....

Alligator Patches or concentrated areas of cracking, which appear on commercial lots or higher traffic areas most commonly cannot be fixed with a layer of Sealcoat, nor can they be filled with hot crack filler. To fix this type of issue, you will need to request hand applied filling materials, which will be spread over the areas to fill in the numerous cracks. In some instances these patches need an asphalt repair service. We can determine this at the time of our estimate.

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Patch Potholes...

Got Potholes? All Seasons Sealcoating has got you covered! If you do not tend to cracks and maintain your Sealcoating, potholes will begin to appear; especially on commercial jobs. All Seasons Sealcoating uses cold patch filler to correct these issues. On commercial jobs, potholes create a safety hazard to your guests, are unsightly and reduce the curb appeal of your commercial property. Rental properties, commercial parking lots and residential driveways can all have potholes, which need to be cleaned, patched and Sealcoated to keep your property looking its best!

Striping Touch Ups (commercial jobs)...

You might have Sealcoated your parking area last year and truly don't need new Sealcoating this year; however your striping might be faded. It's important to touch up striping, so that it is highly visible to guests/tenants/residents and to make the best first impression on new visitors. All Seasons Sealcoating considers any job, big or small, so if all you need is a touch up? We can deliver!

**Note: Removing gas and oil spots and fixing depression marks can be done when possible; if these spots or depression have been left unattended to for a long period of time, they become more difficult to remove or fix. Excessive depression can mean structural problems are present in your driveway.*

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