

Asphalt Sealcoating: Seasonal Plan

A 12-month sealcoat program for parking lots, driveways and commercial pavement.

Spring (Mar – May)

- Inspect pavement for winter damage: cracks, raveling, oxidation
- Sweep & power-clean surfaces; remove de-icing residue
- Schedule crack sealing before sealcoat application
- Plan sealcoat dates around 50°F+ overnight temps

Summer (Jun – Aug)

- Apply Pitch Black® sealcoat in dry, warm conditions (ideal window)
- Re-stripe parking lots after 24-hour cure
- Address pothole repairs while asphalt is workable
- Document before/after photos for warranty records

Fall (Sep – Nov)

- Touch-up sealcoat on heavy-traffic lanes
- Final crack seal before freeze-thaw cycles begin
- Inspect drainage; clear debris from edges
- Schedule winter snow & ice service contracts

Winter (Dec – Feb)

- Avoid harsh chloride de-icers; prefer salt brine
- Document any new cracks or surface damage
- Plan & budget next year's sealcoat scope
- Lock in spring service dates with Summit

Need help executing this plan? Call (406) 309-SEAL or visit summit-surface.com for a free site assessment.