



Double Your Dollars, Double Your Asphalt's Life: A Guide for South Jersey & Delaware Property Managers

As a commercial property manager or property owner in South Jersey or Delaware, maintaining your parking lot isn't just about aesthetics; it's about protecting a significant investment. Here's the secret weapon for maximizing your asphalt's lifespan: a two-pronged approach of **preventive maintenance** and **continuing corrective maintenance**. By implementing these strategies, you can potentially double the expected lifespan of your parking lot, saving you money and headaches down the line.

Why Preventative Maintenance Matters:



Think of your asphalt parking lot like a car. Regular oil changes and tune-ups keep it running smoothly, preventing major breakdowns. Preventative maintenance for your asphalt works the same way.

Here's how it extends your asphalt's life:

- **Sealing the Deal:** Regular sealcoating (every 3-5 years) creates a protective barrier against the harsh South Jersey and Delaware sun, preventing UV damage and delaying cracks.
- **Cracking Down on Cracks:** Small cracks, if left unattended, morph into larger ones that allow water infiltration. Prompt crack filling with appropriate materials prevents this domino effect.
- **Sweeping Away Debris:** Loose stones, leaves, and debris can act like sandpaper, wearing down the asphalt surface. Regular sweeping keeps your parking lot clean and reduces wear.
- **Drainage Done Right:** Proper drainage ensures water doesn't pool on the surface, which can lead to base failures and potholes. Maintaining drainage systems is crucial.

Continuing Corrective Maintenance: The Finishing Touch

Preventative maintenance is a proactive approach, but don't forget the reactive side: addressing issues as they arise. Here's where continuing corrective maintenance comes in:

- **Patching Up Potholes:** Left unaddressed, potholes become breeding grounds for further damage. Prompt patching minimizes repairs and prevents larger issues.
- **Addressing Oil Spills:** Oil stains weaken the asphalt binder. Immediate cleaning and degreasing prevent oil from compromising the pavement's integrity.
- **Fixing Drainage Issues:** Pooling water needs a solution. Addressing drainage problems like clogged gutters or uneven surfaces prevents costly base failures.

The ROI of a Healthy Parking Lot:

Investing in preventive and corrective maintenance offers significant financial benefits:

- **Reduced Repair Costs:** Small, timely repairs are far less expensive than fixing major pavement failures later.
- **Extended Asphalt Life:** By preventing premature deterioration, you can potentially double the lifespan of your parking lot, saving on costly resurfacing projects.
- **Enhanced Curb Appeal:** A well-maintained parking lot creates a positive first impression for tenants and visitors, potentially increasing property value.
- **Reduced Liability:** Cracked, uneven surfaces pose safety hazards. Regular maintenance minimizes the risk of trip-and-fall accidents and potential lawsuits.

Partnering for Success:

Maintaining your parking lot isn't a solo act. Partnering with a reputable asphalt paving company experienced in South Jersey and Delaware's specific weather conditions can make all the difference. They can conduct regular inspections, recommend appropriate maintenance schedules, and provide expert advice to maximize your asphalt's life expectancy.

By prioritizing preventive and corrective maintenance, you can double the life of your asphalt parking lot, saving substantial costs and ensuring a safe and attractive space for your tenants, employees, and visitors. Remember, a well-maintained parking lot is not just an expense; it's a wise investment in your property's long-term value and reputation.