



Unveiling the Mystery: What Affects Asphalt Sealcoating Costs in Southern New Jersey & Delaware?

Keeping your asphalt driveway or parking lot in top shape requires regular maintenance, and sealcoating is a crucial part of that process. But when it comes to budgeting for sealcoating, the cost variations can be puzzling. Here, we'll break down the key factors that influence asphalt sealcoating prices in southern New Jersey and Delaware, helping you make informed decisions for your property.

Understanding the Price Breakdown

Asphalt sealcoating costs typically range from \$0.22 to \$0.45 per square foot. However, this is just a starting point. The final price depends on several factors that can push the cost up or down. Here's a closer look:

- **Size of the Area:** Unsurprisingly, the larger the area you need sealed, the higher the overall cost will be. Economies of scale often come into play with larger projects, potentially bringing down the price per square foot.
- **Project Complexity:** Simple, rectangular parking lots are easier and quicker to sealcoat compared to areas with curves, islands, or tight spaces. Complexity due to obstacles or landscaping features will likely increase the cost.
- **Surface Preparation:** The condition of your asphalt directly impacts the preparation needed. Extensive crack repairs, cleaning of oil stains, or removal of loose debris will add to the overall cost.
- **Number of Coats:** For optimal protection, two coats of sealer are recommended. However, some budget-conscious property owners might opt for just one coat initially. While seemingly cheaper upfront, this could lead to a need for resealing sooner, potentially negating any initial savings.
- **Sealer Type:** Two main types of sealers are commonly used: coal tar emulsion and asphalt emulsion. Coal tar offers superior waterproofing but has a stronger odor and environmental concerns. Asphalt emulsion is more eco-friendly but might require more frequent reapplication. The chosen sealer type will influence the cost.

- **Contractor Experience & Reputation:** Experienced, reputable contractors often charge slightly more due to their expertise and proven track record. However, the peace of mind and quality assurance they offer can be well worth the investment.
- **BEWARE Of Artificially Low Prices:** Any contractor who is quoting a price of less than \$0.22 per square foot (even if applying only 1 coat of sealer) is cutting corners somewhere to reach that price point. They are either going to skip on cleaning and preparation (the most important part of the job), use overly diluted pavement sealer or is not running a legitimate business and is most likely uninsured/underinsured or paying their employees under the table. Keep in mind that workers on a “cash payroll” are not covered by workman’s compensation insurance. If your project is for a residential driveway- most homeowners insurance policies have exclusions for covering uninsured workers that are injured on your property. If the injured worker decides to sue you; your home and assets could be at risk.

Additional Considerations in Southern New Jersey & Delaware

Here are some regional factors to keep in mind:

- **Local Material Costs:** Prices of asphalt emulsion and coal tar can fluctuate depending on regional availability and transportation costs.
- **Seasonality:** Sealcoating is best done during dry weather conditions, typically between spring and early fall. Prices might be slightly higher during peak season due to increased demand.
- **Permitting Requirements:** Some municipalities in Delaware might require permits for sealcoating projects. Factor in any potential permit costs when budgeting.

Getting the Best Value

Now that you understand the factors impacting sealcoating costs, here are some tips to ensure you get the best value for your money:

- **Obtain Multiple Quotes:** Don't settle for the first quote you receive. Get estimates from at least three reputable contractors and compare their pricing structures and service inclusions.
- **Ask Questions:** Don't hesitate to ask detailed questions about the process, materials used, warranty offered, and insurance coverage.
- **Beware of "Too-Good-To-Be-True" Deals:** Extremely low quotes often indicate the use of subpar materials or the omission of crucial steps. Prioritize quality over rock-bottom prices.

Investing in Your Asphalt's Future

Sealcoating your asphalt driveway or parking lot extends its lifespan, protects against water damage and cracks, and enhances curb appeal. By understanding the factors influencing costs and making informed choices, you can ensure your sealcoating project is a wise investment in your property's value and longevity.