

Sealing an Asphalt Driveway

If you repaved or repaired your driveway this summer but haven't sealed it, now's the time.

Asphalt driveways can last decades, but require regular maintenance to ensure they can endure that span of time. Filling cracks and sealing your driveway each year will keep it smooth and attractive and help extend its life.

Preparing to seal a driveway is a full weekend job that you can expect to pay a few hundred dollars in materials and labor for if you don't tackle it yourself. According to the Family Handyman, a home improvement website, you can expect to spend \$100 in sealer materials and save the rest in labor if you take on this tedious project yourself.

Sealing a driveway is all about preparation, since the application of the sealer takes only a few hours per coat for a typical driveway. Filling cracks, cleaning and prepping the driveway is the most time-consuming aspect of this project.

Sealer varies in price, from bargains of \$15 per five-gallon bucket to \$35 for premium products. The cheaper the product, the more water is added so the Family



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Handyman advises using them only to spiff up a driveway. Otherwise, invest in the premium sealer, which contains resins and stabilizers that help driveways last longer between sealings.

Other implements and materials you'll need are a

squeegee or application brush, a broom, drill, mixing paddle, duct tape, dashing brush and poly sheeting to protect painted surfaces. Liquid driveway cleaner and degreasers will help remove oil and tree sap.

Here's some common "don'ts" when sealing a drive-

way, according to the Handyman:

- Don't depend on the sealer to fill cracks.
- Don't neglect cleaning and prepping properly, since sealer won't stick to dirt and the project will be a waste of time and money.

REAL ESTATE 101

Assessing the Driveway

The condition of a driveway says a lot about the condition of the home it leads to for prospective buyers. If your asphalt driveway is in disrepair and you're selling, take the extra effort of filling cracks and sealing it. A new concrete driveway will improve its curb appeal and may aid in selling faster, but you're unlikely to recoup the cost. There are many attractive and long-lasting ways to improve your driveway. The experts at HGTV offer 13 ways to enhance your driveway at <https://bit.ly/2H9KclE>.

- Don't forget to stir the sealer properly to ensure it's blended properly for a consistent mixture.
- Don't use the wrong applicator — it will cause premature sealer failure.

Finally, keep an eye on the weather for your weekend sealing project. Temperatures need to be above 50 degrees day and night. Extreme heat will cause sealant to dry too fast; rain will wash it — and your money — away.



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HOMEWISSE GLOSSARY

Zero lot lines: When a building is positioned so that it rests either directly on the lot's boundary line, or so close to the boundary line that there is minimal yard or space between the structure and adjacent structure.

SOURCE: MLS.com

AD SPACE