

# Asphalt Maintenance Proposal



## About Us

**Affordable Striping & Sealing** is a full-service asphalt maintenance company. We provide asphalt maintenance services including asphalt sealcoating, asphalt crack sealing, striping and pavement markings, traffic sign installation, and bumper block installation. We service industrial, commercial, and residential properties.



## Our Story

Owner Shonda Decker brings more than 25 years of asphalt maintenance expertise and operates the company as a family business. Her daughter, **Dalyn Htet**, a University of Nevada, Reno graduate, is actively involved in all aspects of the operation, and has developed a deep understanding of the industry after growing up around the business since childhood.

**Branch Manager Jeff Machado** has been in the asphalt industry since 2001 and brings extensive expertise from field operations to customer service. Jeff is passionate about supporting clients. When you meet Jeff, you will have a friend for life.

## Our Promise

We are committed to meeting the highest ethical standards of our industry.



We are committed to delivering the highest quality results on every project. Attention to detail and a dedication to excellence are at the core of everything we do – we believe every project deserves nothing less than the best.

## Our Reputation

I have been doing business with Affordable Striping & Sealing going on 6 years. I was excited to learn that they now also provided their services in Reno, NV. Dalyn and the onsite striping and sealing service teams have been exceptional by exceeding my expectations and getting my projects scheduled and completed when I needed them to. On more than one occasion, Dalyn was able to get my project done for me on short notice due to last minute changes on other projects. Great customer service and workmanship is what you can expect with Affordable Striping and Sealing. Thank you Dalyn and team!

*Emmanuel with MG Property Management*

I have dealt with Dalyn and Jeff for a couple years at various properties in Northern Nevada. They have done an EXCELLENT JOB and have followed thru on any issues I may have mentioned. They have an EXCELLENT CREW that has been with the company for many, many years. Don't Settle for Less!!

*John Ferreri. JF Property Holdings LLC*



**QUOTE**

**Affordable Striping and Sealing**  
**2850 WrondeI Way Suite J**  
**Reno, NV 89502**  
**(775) 825-1101**

**NV License #67803**  
**Limit \$5,500,000**  
**DBE Certified**

**Date: 1/7/2026**  
**Quote: Q-02580**  
**Estimator: Dalyn**

**SUBMITTED TO:**

Cameron Crowell  
 bowhunter751@att.net  
 O: 775-772-5545 M:  
 RRCC Field  
 9055 Eagle Canyon Dr.  
 Sparks, Nevada 89441

**JOB SITE:**

RRCC Field  
 9055 Eagle Canyon Dr.  
 Sparks, NV 89441

**Notes:**

Quote is based on the following number of mobilizations: 1

DESCRIPTION	QTY	UNIT
Crack Seal - 0.25 inch cracks and wider <ul style="list-style-type: none"> <li>• Clean and seal cracks with hot rubberized crack sealant.</li> <li>• Excludes alligatored areas, surface cracks, and asphalt to concrete joint unless specified.</li> <li>• Excludes cracks smaller than 1/4 inch.</li> <li>• Crack Seal/Sealant does not imply total crack elimination.</li> </ul>	845.00	LF
Crack Seal - 1 inch cracks and wider <ul style="list-style-type: none"> <li>• Clean and seal cracks with hot rubberized crack sealant.</li> <li>• Excludes alligatored areas, surface cracks, and asphalt to concrete joint unless specified.</li> <li>• Excludes cracks smaller than 1/4 inch.</li> <li>• Crack Seal/Sealant does not imply total crack elimination.</li> </ul>	300.00	LF
Sealcoat Spray/Spray 2 coats <ul style="list-style-type: none"> <li>• Broom and blow asphalt surface clean</li> <li>• Oil spot(s) to be treated, but due to oil in asphalt, seal may not bond in those areas. Oil spot treatment is designed to help the sealcoat adhere better, but it will not completely remove stains. Some spots may still show through, and peeling or discoloration can occur depending on how deep the oil has penetrated.</li> <li>• Tire turning marks are normal on newly applied sealcoat.</li> <li>• New surface to remain tender for 4-6 weeks and during hot temperatures.</li> <li>• Affordable Striping and Sealing is not responsible for damage to finished surface by garage or delivery trucks, landscapers, or human, vehicle, or animal tracking of fresh materials.</li> </ul>	49,375.00	SF
New Layout over SC Pavement Marking 4 inch White	1,740.00	LF
New Layout over SC Pavement Marking 4 inch Yellow	400.00	LF

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**Limit \$5,500,000**  
**AZ License ROC357159**

DESCRIPTION	QTY	UNIT
PROJECT TOTAL	1.00	EA
	<b>TOTAL:</b>	\$9,641.30

Work site must be clear of vehicles and debris prior to crew arrival. If additional mobilizations are required due to job site not being ready, an additional charge of \$250 may apply per instance. Quote is per the attached highlighted area/marked up map and site visit.

AGREEMENT AND APPROVAL: The price and terms and conditions are hereby accepted.

SIGNATURE \_\_\_\_\_  
 PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

## Terms and Conditions

Estimate only includes items and location(s) specifically listed. The estimate is valid for thirty (30) days. Any estimate accepted by the Client more than 30 days past Quote date is subject to revision, updated pricing, or may be voided by Affordable Striping & Sealing ("Contractor"). Work will not be scheduled until written acceptance from Client has been received by Contractor. Client understands that weather may cause a delay in job scheduling or completion. Contractor agrees to furnish all materials, labor, tools, equipment, supervision and supplies for the completion of the work detailed in a good and workmanlike manner. Payment is due within thirty (30) days upon job completion. A service charge of 3% per month will be added to any unpaid invoice. The enclosed "Terms of Service" are incorporated fully into this agreement as though they had been fully set forth herein.

We impose a surcharge of 2.99% on credit cards payments that is not greater than our cost of acceptance. We do not surcharge cash, checks, or debit cards payment.

## Terms of Service

**TERMS AND CONDITIONS:** The undersigned agrees to the following terms and conditions of acceptance and payment for all services rendered upon completion of said services and/or materials.

**AUTHORITY:** Client represents and warrants that either the Client is the owner of the premises where the work is to be performed, or, in the alternative, Client has authority from the owner of the premises authorizing the work to be performed on the premises.

**SCOPE OF WORK:** The estimate price only includes work and materials specifically indicated. Any deviation from the scope of work listed in the estimate require a Change Order. All agreements must be in writing.

**TIME FOR PERFORMANCE:** Contractor shall be given a reasonable time in which to commence and complete performance of this contract. Contractor shall not be responsible for delays or default where occasioned by any cause of any kind beyond its control, including but not limited to: delay caused by owner, architect and/or engineers, delays in transportation, shortages of raw materials, civil disorders, labor difficulties, vendor allocations, fires, floods, accident involving hazardous waste or acts of God. Contractor shall be entitled to equitable adjustment in the contract for additional costs due to unanticipated project delays or acceleration. Contractor shall not be obligated to provide any labor or materials outside the scope of work unless Client shall first agree in writing to equitably adjust the contract amount to be paid to Contractor.

**EXCLUSIONS:** Contractor is not responsible for the following:

1. Any damage if barricades and/or any other means of traffic control are removed or taken down prior to the time specified for removal.
2. Any damage to cars, concrete, shoes, clothes, carpets, etc. as a result of persons or vehicles entering the job site area prior to the time allowed to do so.
3. Any damage to gates, sensors or loop sensors above or below the asphalt.
4. Any damage that is not the direct result of negligence or willful misconduct on the part of Contractor or any of its respective subcontractors or employees.
5. Any reflective cracking or water draining problems as a result of pre-existing pavement conditions such as poor or unstable base conditions, improper grades, underlying water problems, etc.
6. Any pavement sinking or settling resulting from failure or settling of subgrade from water erosion, improper compaction, etc.
7. Any damage to underground utilities that are not clearly marked and specified in the scope of work and/or any illegal buried or placed utility lines.
8. Any permits, licenses, fees, etc., unless specifically required of Contractor by the terms of the contract
9. ADA compliance. If needed, Client should consult with an ADA compliance professional prior to specific project approval. Contractor is not responsible for claims related to pavement markings, or lack thereof, during or following project work.

**EMPLOYEES:** All of Contractor's employees are covered by Workman's Compensation Insurance. All employees complete extensive training prior to employment and are full time professionals. All projects are supervised.

**FORCE MAJEURE:** Contractor shall be excused from any delays in the completion of the project caused by acts of God, acts of Client or Client's employees, agents or subcontractors, inclement weather, lack of material availability, supply shortages, labor problems, governmental orders, pandemic, acts of utilities, public bodies and/or inspectors, extra work, failure of Client to promptly make progress payments, or other contingencies beyond the reasonable control of Contractor.

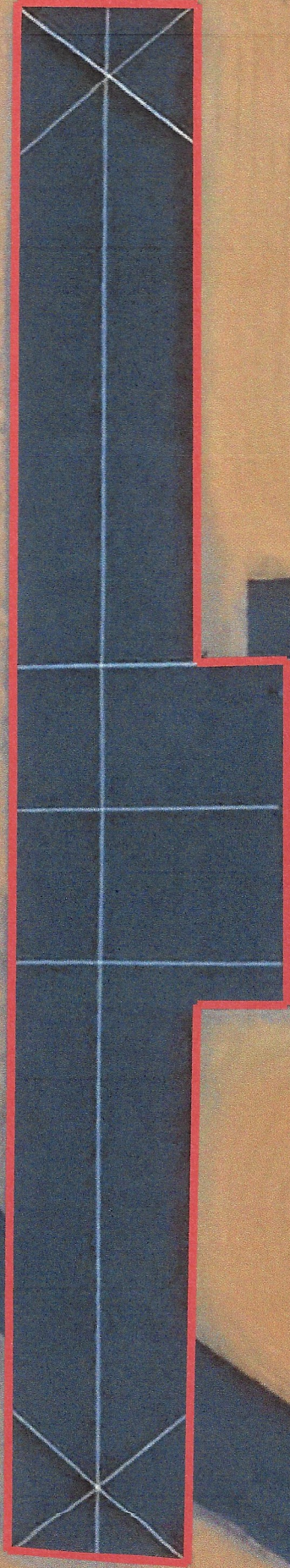
**INDEMNITY/HOLD HARMLESS:** Client and/or its employees and agents shall indemnify and hold Contractor harmless from any and all claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury or death, or any other occurrence other than resulting from the sole negligence or willful misconduct of Contractor, its employees or subcontractors.

**NOTICE OF RIGHT TO LIEN:** Nevada law permits persons who have performed labor or furnished materials for construction, removal, repair or improvement of any building or structure to file a lien against the property for unpaid amounts owed. This lien may be filed at any time after work is commenced or material is furnished, but not later than 120 days from the date in which Contractor last performed work or furnished materials or 120 days from the time the construction, removal, repair or improvement s terminated.

**ATTORNEYS' FEES:** In the event of litigation or collection efforts by the Contractor, the prevailing party shall be reimbursed for its reasonable attorneys' fees, which shall include all costs that would normally be passed through to the client, specifically, but not limited to, research charges, travel costs, expert witness costs, copying costs, mailing costs, facsimile costs, Federal Express or other mail charges, taxable costs and disbursements.

# RRCC FIELD

SEAL COAT - CRACKFILL - RESTRIPE



RRCC Field

# Sealcoat Terms of Service



**AFFORDABLE  
STRIPING & SEALING, LLC**

**WARRANTY:** Affordable Striping & Sealing, LLC warrants all sealcoat applications against defects in materials and workmanship for a period of two years from the date of application. We will honor all written claims under the following conditions and guidelines.

1. Affordable Striping & Sealing, LLC. cannot be responsible for damage of sealer due to lawn chemicals or sprinklers, or pets, foot or vehicle traffic allowed on asphalt before the appropriate sealer cure time.
2. Affordable Striping & Sealing, LLC. will not be responsible for sealer peeling and flaking due to oil or gas stains, wax residue, or tree sap on asphalt prior to application. (Sealer does not fully adhere to these materials.) Although we will not warrant this, we will attempt to prime and clean these areas to ensure the sealer adheres to the asphalt.
3. This two year warranty applies to all commercial and residential customers.
4. Affordable Striping & Sealing, LLC. will not be responsible for excessive wear of the finish due to leaking fuel and other solvents, pine and other tree saps, chemical spills, antifreeze, or harsh cleaning chemicals.
5. Warranty is null and void for any invoices which are not paid in full within 30 days of project completion.

**CONDITIONS:** All employees are covered by Workman's Compensation Insurance. All employees complete extensive training prior to employment and are full time professionals. All projects are supervised.

**SURFACE PREPARATION:** Cleaning the asphalt properly is crucial for sealcoat adhesion. Cleaning is done with high-powered commercial blowers and stiff bristled brooms. Oil spot treatment is provided for areas that have a buildup of oil deposits from leaking automobiles, however spots may still bleed through newly applied sealcoat.

**CRACK SEALING:** All crack sealing will be completed with a hot crack sealant. All structural cracks 1/4" or larger will be filled prior to seal coating unless specified. Surface cracks (nonstructural cracks) will be filled by the seal coating process to prevent water penetration. Cracks larger than 1" will be filled to prevent water penetration and be sealed to within 1/2" of the surface height. Settling of the crack sealing material is normal and will in no way affect the integrity of the process. Crack sealing will not make cracks disappear and cracks may still be visible after the seal coating process.

**SEALCOATING:** Sealcoat material is applied to create a uniform thickness on the entire asphalt surface. Concentrated sealer is mixed with a small percentage of water, per the manufacturer's guidelines to ensure our product lasts as designed. Sealcoating will not remedy low spots or hide defects in the surface. Affordable Striping & Sealing, LLC. will fully warranty surfaces that have been properly installed and have been either unsealed or previously prepared and sealed accordingly to industry standards. Surfaces sealed with inferior materials, or improperly prepared prior to our service may affect the long-term wear.

# Crack Seal FAQ



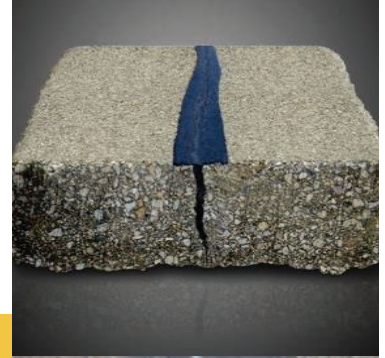
**AFFORDABLE**  
**STRIPING & SEALING, LLC**

Sealing cracks in asphalt has proven to be the lowest cost pavement preservation treatment available by far. Cracks are inevitable and are going to develop. If your goal is to preserve your pavement for the longest period at the lowest cost, you must crack seal.



## WHAT IS CRACK SEALING?

Crack sealing consists of installing hot applied, rubberized crack sealant into pavement cracks that is flexible and traffic resistant. The sealant used is specifically designed to withstand the expansion and contractions temperatures change. This will minimize the penetration of water into the base below the pavement.



## WHY SHOULD CRACKS BE SEALED?

Cracks are the root of all problems for pavement. Cracks are a natural development in asphalt pavement due to oxidation, water exposure, ground movement, traffic loads and pavement deterioration. Once a crack forms, water is able to seep through and erode the base causing deterioration. For that reason, asphalt crack sealing is the single most important step you can take to prolong the life of your asphalt. Cracks never grow smaller.



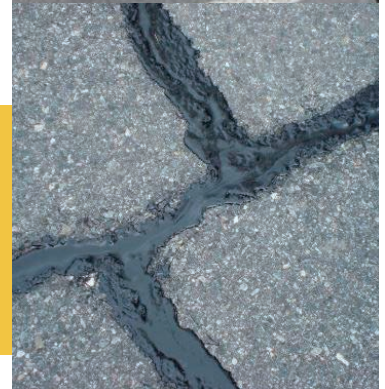
## HOW OFTEN SHOULD CRACKS BE SEALED?

The Asphalt Institute indicates that crack sealing is the single most important pavement maintenance activity. It is recommended to crack seal annually.



## WHERE SHOULD CRACK SEAL NOT BE USED?

Crack sealing is a great maintenance option, but isn't suitable for every situation. If a parking lot is too badly damaged where alligator cracking and cracks are excessive, it may not be fiscally responsible to crack seal.





## WHY CAN I SEE THE CRACK SEAL MATERIAL THROUGH THE SEALCOAT?

You will see crack seal material through sealcoat because it is a different texture and material than the asphalt and sealcoat. Asphalt will not be restored to a “new” look.

## THE CRACK SEAL MATERIAL APPEARS TO HAVE SETTLED. IS THIS A CONCERN?

Settling in cracks is normal and does not affect the integrity of the project. The goal of crack sealing is to seal at the bottom of the asphalt crack.

## HOW MUCH DOES CRACK SEALING COST?

The cost depends upon the width and depth of the cracks. The cost is significantly lower than having to repair neglected asphalt. The cost of asphalt replacement can be 20-30 times more than a single maintenance procedure.

## NOT ALL CRACKS WERE SEALED. WHY?

1. Cracks 1/4” and larger should be filled. A good rule of thumb is that if a #2 pencil fits in the crack it should be treated. There is no cost benefit to fill cracks smaller than 1/4”.
2. Surface or hairline spider cracks are too narrow to grip the crack sealant material. Additionally they are generally too shallow to allow a significant amount of moisture to penetrate.
3. Alligator cracks are cracks that closely resemble an alligator hole. Alligator cracking usually means that there is damage to the foundation of your asphalt surface. These areas are damaged. Crack sealing would provide zero benefits and these areas are excluded in our estimates.
4. Asphalt cracks that are over 2” wide need asphalt replacement.

Affordable Striping & Sealing specializes in asphalt maintenance. WE OFFER:

- Seal Coating
- Crack Sealing
- Asphalt Striping
- Parking Lot Design & Layout
- Road Markings
- Traffic Signs
- Traffic Sign Installation
- Bumper Blocks



# Sealcoat Project FAQ



**AFFORDABLE  
STRIPING & SEALING, LLC**

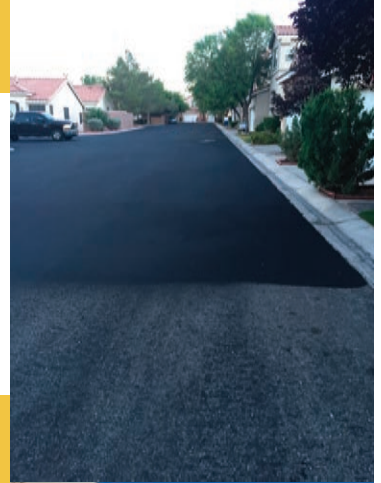
## WHAT ASPHALT SEALCOAT WILL DO:

Sealcoat will protect an asphalt surface from gas and oil spillage, oxidation from the sun, waterproof the surface and beautify the pavement. Sealcoat will make sweeping and cleaning the surface easier, creating a smooth surface. Sealcoat should first be applied 12 months after asphalt installation and every 3-5 years thereafter. Sealcoat will extend the life of asphalt by 20 years on average when used as part of a preventive maintenance program. Preventative maintenance programs should include sweeping, cleaning, annual crack seal application and inspection to cure issues immediately.



## WHAT ASPHALT SEALCOAT WILL NOT DO:

Sealcoat will not level or fix low spots, repair imperfections in the existing surface or resurface asphalt. Sealcoat will not provide structural value to asphalt that has been neglected. Sealcoat will only add a few years of life to asphalt that has not been maintained.



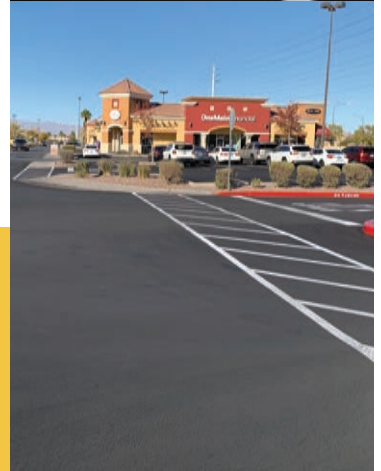
## WHEN CAN SEALCOAT BE APPLIED?

Ambient temperatures should be at least 60 degrees and rising for sealcoat application. Materials should not be applied below 60 degrees or when ambient temperatures are forecasted to be 40 degrees or lower over the next 48 hours. Sealcoat material that is applied below 70 degrees will take longer to cure and will be more sensitive to water until cured. Sealcoat "season" is typically mid-March through the end of October.



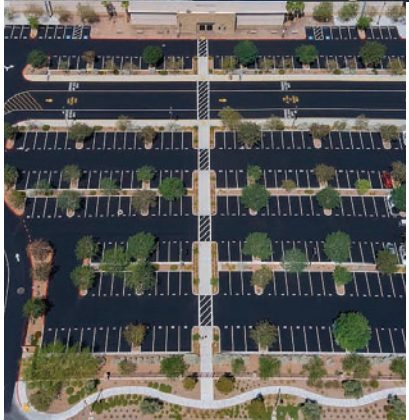
## HOW MANY COATS OF SEALCOAT WILL BE APPLIED?

The manufacturer's recommendation is to apply two coats of sealcoat. There is no warranty if only one coat of product is applied.



## WHY DO THE EDGES APPEAR DIFFERENT?

To avoid overspray and provide the neatest job possible, we sealcoat the edges of the asphalt by hand. Over time, the appearance will become uniform, and the difference will not be noticeable.



## WHY ARE THERE TIRE MARKS ON MY ASPHALT?

Sealcoat material takes 4-6 weeks to fully cure. Tire scuffing is almost always caused by a concentrated maneuver or rotation of a tire in a stationary position or as the result of hard braking. Tire scuff marks are not a concern and will vanish with time. The sealcoat should show some type of tire scuffing; otherwise, the sealcoat is too hard. Sealcoat is made to be flexible. The tire marks will blend in as the water evaporates from the material over 4 to 6 weeks during the curing process. The curing process occurs as water evaporates from the material, leaving solid materials on the surface. Sealcoat is like nail polish; the surface is dry but will smudge until fully cured.

## HOW LONG WILL THE PROJECT NEED TO BE CLOSED?

The manufacturer recommends a 24-hour closure to allow the material to dry. Shorter closure times can compromise the curing of the material, resulting in accelerated wear.

## WHY ISN'T THE STRIPING LASTING AS LONG?

Often, the striping looks worn, but it's usually the sealcoat has tracked over the striping. You can apply water to the lines and wipe them clean. We recommend that you plan to restripe a project 12 months after sealcoat application. A fresh striped parking lot makes it easier to navigate and helps reduce the chance of accidents.

## YOU FORGOT TO PICK UP THE CONES AND BARRICADES!

We try to keep track of all cones and barricades on a project, but sometimes we miss a few. If you notice any cones or barricades at your project, please call 775-825-1101. We will send a team member to retrieve our cones and barricades.

## HOW OFTEN SHOULD WE REAPPLY SEALCOAT?

Sealcoat is a wear item. Apply asphalt sealcoat every 3-5 years to give the property the best looking and longest lasting asphalt surface.

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- Asphalt Striping
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- Traffic Sign Installation
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