

Seal the Deal

THE BENEFITS OF SEALCOATING AND ROUTINE ASPHALT MAINTENANCE



There are 7 major benefits to sealcoating your parking lot on a regular (every 2-3 years) basis. In fact, they are literally life-saving when it comes to your parking lot, Let's take a look at what you can be doing to enhance the life of your pavement and ease the cost of your investment in your parking lot.

1. PREVENTS WATER INTRUSION

Due to the fine aggregates in sealer, usually silica sand, it will typically fill hairline cracks. In doing so, the likelihood that water will be able to penetrate the surface is reduced and therefore your pavement will last longer.



2. SLOWS OXIDATION DETERIORATION

Exposure to air and sun-light can cause oxidation of the pavement. Sealcoating regularly will slow this process by allowing the sealer to take the exposure as opposed to the asphalt itself. The sealer acts as a protective layer helping to prevent the pavement from becoming brittle - making it easier to crack - a result of oxidation.



3. PROTECTS FROM OILS & GAS

The sealer will act as a protectant from oil spills and gas leaks on the pavement. It literally seals them out from the asphalt pavement, keeping them from soaking into the aggregate and deteriorating the pavement from the inside out.



7. SEALCOATING SAVES YOU MONEY

When you regularly sealcoat every 2-3 years, you are saving money with each and every application. If you properly maintain your asphalt you could effectively double its life span saving you thousands to tens of thousands of dollars in the end. Sealcoating is a more cost effective way to care for your asphalt, rather than just letting it go and re-paving when it is shot. Additionally, it adds curb appeal and rejuvenates the pavement with every time you seal.

4. PROVIDES SKID RESISTANCE

As the asphalt ages, the fines (tiny sand particles) are the first to wear on the pavement. Sealer has sand mixed in with the material which helps to lock the fines in place and replace and fines on the surface allowing for some much needed traction.

5. SUSTAINS PAVEMENT FLEXIBILITY

Asphalt is a flexible material, unlike concrete. When vehicles drive over the pavement, it flexes (microscopically) under the weight. As the pavement gets older, it becomes more rigid and brittle - causing cracks. Sealcoating allows for the pavement to keep its flexibility and slow the deterioration process.

6. LENGTHENS PAVEMENT LIFESPAN

The total "aggregate" (pun intended) of all of the above allows for a longer lasting pavement life. When well constructed, pavement can last 20+ years when properly maintained...with regular sealcoating and crack sealing.

www.PavementMaintenanceSpecialties.com