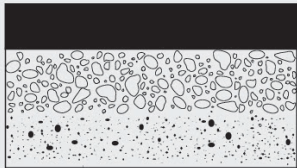
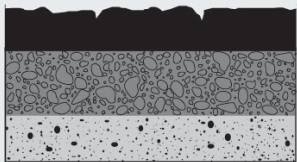


UNDERSTANDING ASPHALT

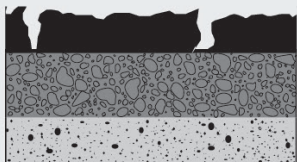
Why Unsealed Asphalt Surfaces Break Down and Deteriorate



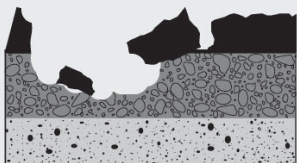
1 Surface oxidation and sunlight weaken the asphalt binder holding the blacktop together.



2 The surface becomes brittle and hairline cracks appear creating a rougher surface.



3 Cracks expand, exposing the aggregate substrate to oil, UV rays, and water.



4 Water and oil seep under the surface, eroding substrate and creating potholes.

To understand why sealcoating works, it is necessary to understand the nature of asphalt pavement. Due to its excellent waterproofing, flexibility, and adhesive properties (which bind the aggregates in the pavement,) asphalt is used extensively for paving and road construction.

The strength of an asphalt pavement is directly related to the entirety of the pavement from the ground up. The black pavement we see is only the “roof” of the entire pavement. This roof covers a bed of graded stone aggregates of varying depths according to ground conditions and traffic requirements. This base of aggregate is what really carries the load of the traffic.

It is essential for the base substrate to remain dry and protected from the elements. Due to its waterproofing properties, asphalt is used to protect the aggregates from absorbing water, thus preserving their strength and load-carrying capacities.

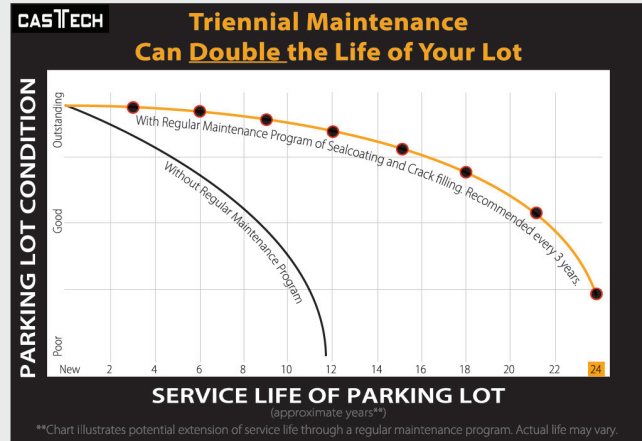
Over time, several elements combine to create a cycle of stains, cracks, pits and potholes. Gas and oil leaks soften and pit asphalt while the sun’s ultraviolet rays bake the strength and flexibility out of blacktop. This leaves asphalt brittle and full of hairline cracks, making the surface

vulnerable to water invasion. Water penetration enlarges cracks which eventually deteriorate into potholes.

The solution is prevention. Cracks should be filled as soon as they emerge and a triennial sealcoating plan is recommended.

Sealcoating is a maintenance technique designed to maximize the life of your lot. We use Black Diamond, a high-performance environmentally-friendlier alternative to refined tar sealers. It is durable, stable, stain-resistant, and tougher than other products.

WHY SEALCOAT?



**Chart illustrates potential extension of service life through a regular maintenance program. Actual life may vary.

SUN BLOCK

Sealcoating prevents asphalt surface oxidation by forming a tough protective outer skin.

WEATHERPROOFS

Sealcoating seals the porous asphalt surface, preventing damaging water penetration.

RESISTS GAS AND OIL

Sealcoating protects asphalt from the deteriorating effects of gasoline, oil, and other harsh chemicals.

RESTORES APPEARANCE

Sealcoating provides the jet black finish and fresh, new appearance that improves the image of any business.

LOW MAINTENANCE

Sealcoating provides a smooth, even surface that facilitates cleaning and maintenance.

SAVES MONEY

Sealcoating postpones expensive asphalt replacement.