

Pavement Maintenance 101 for Today's Property Managers

An Easy to Understand
Practical Guide to Preserving,
Protecting and Beautifying
One of Your Most Important
Assets- The Parking Lot



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Your Parking Lot Is the “Welcome Mat” to Your Property. It Provides Both Image and Functionality to Your Business or Institution



Your Parking Lot Represents a Substantial Capital Investment That Must Be Maintained.

Pavement Condition Index

■ Scheduled Maintenance ■ No Scheduled Maintenance



A scheduled program of pavement maintenance that includes sealcoating and crack filling will more than double the life of your asphalt pavement and provide maximum curb appeal.



Sealcoating



Crack Filling

Sealcoating and Crack Filling is a fraction of the cost of repairing or replacing asphalt pavement.

What is Asphalt Pavement?



Asphalt Pavement, also known as Hot Mix, is a simple blend of two main components; Molten Liquid Asphalt (the black glue or binder), and Crushed Rock or Aggregate.



The Hot Mix is then placed and compacted to form asphalt pavement.



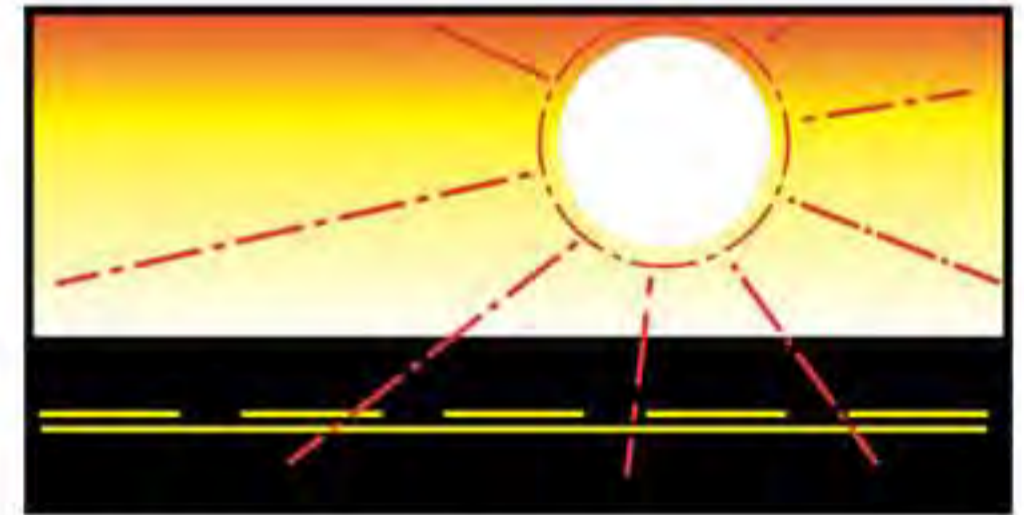
Why Does Asphalt Pavement Deteriorate?



Chemical Damage



Moisture Damage

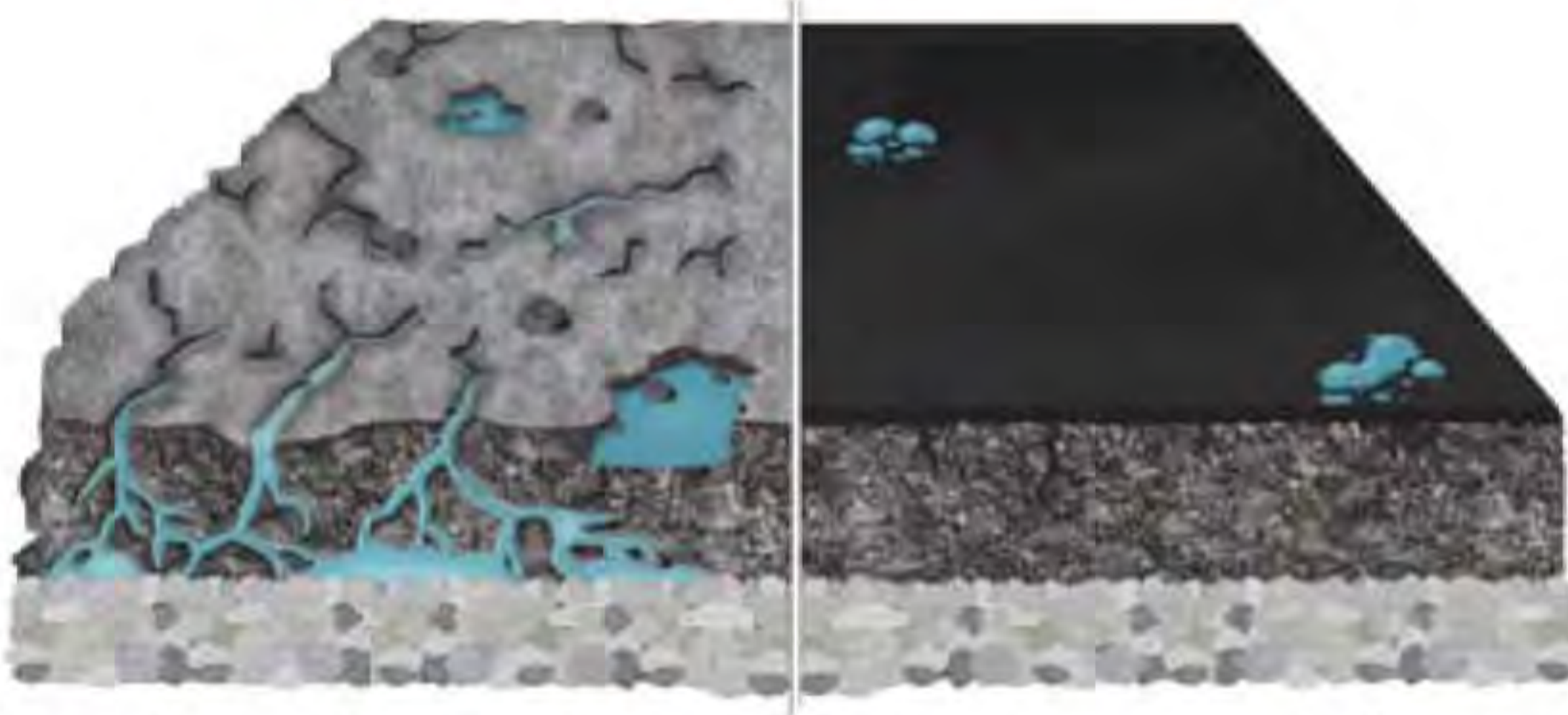


UV & Oxidation Damage

Left untreated, asphalt pavement will deteriorate rapidly. The asphalt binder (glue) that holds the pavement together begins to oxidize and weather soon after installation. Moisture penetrates the asphalt, causing damage and deterioration to the pavement. Oil, gas and salt cause further damage to the pavement surface. All of this environmental distress is why asphalt goes from a newly laid fresh black appearance to a drab, aged, oxidized gray appearance.

Sealcoating Protects and Beautifies Asphalt Pavement

Unsealed vs. Sealed



Sealcoating with SealMaster® pavement sealer replenishes the binder that is lost through weathering and aging and provides a barrier to moisture intrusion as well as ultraviolet rays, chemicals and salt.

And just as important, sealcoating beautifies pavement; enhancing the image and curb appeal of commercial properties, home driveways, roadways and more. Sealcoating provides a rich, black "like new" appearance to otherwise drab and worn out pavements.



Before Sealcoating

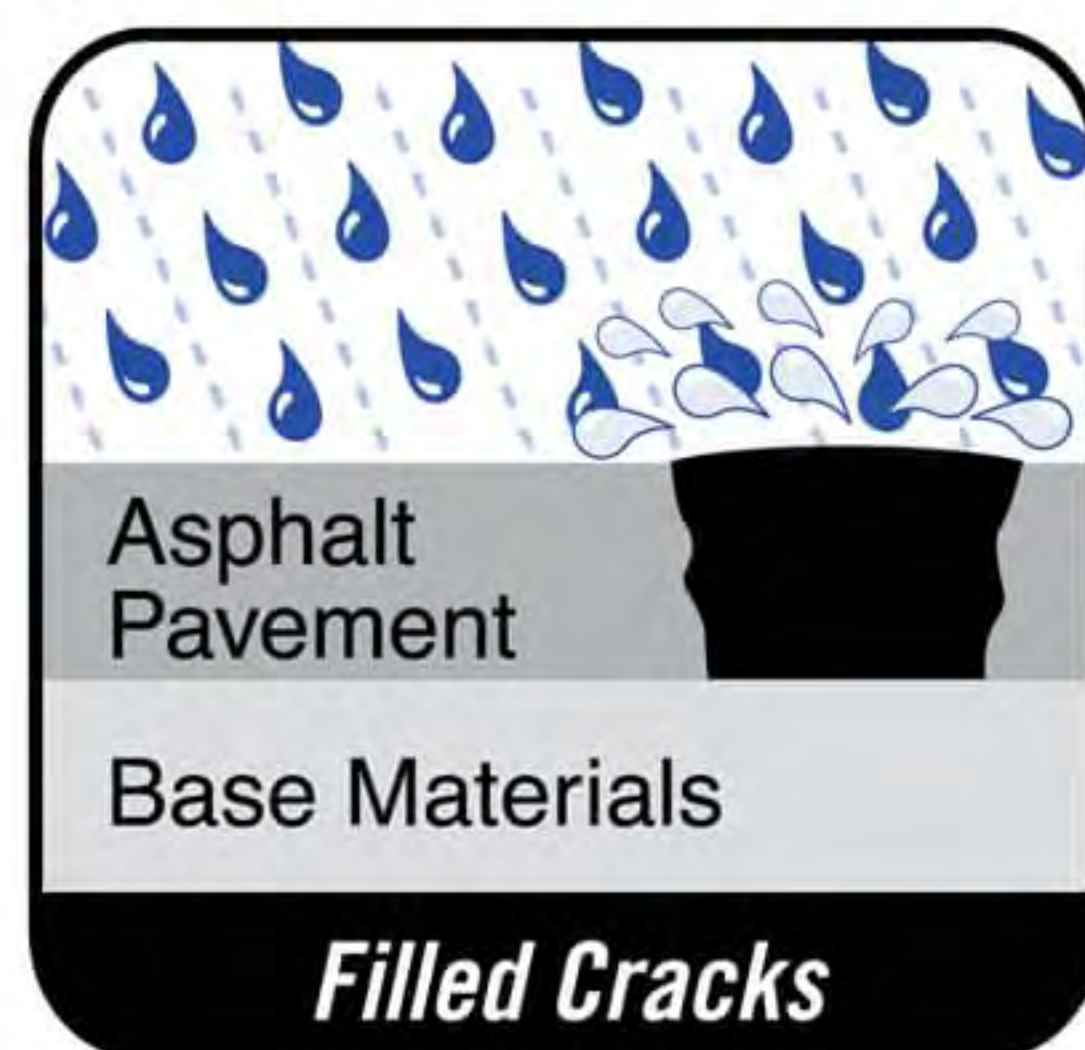


After Sealcoating

Crack Filling - A Major Component of a Successful Pavement Maintenance Program



Moisture intrusion into and through cracks in pavement is a leading cause of base erosion and pavement failure, including alligatoring (severe cracking) and potholes. Crack filling with SealMaster® hot rubberized or cold-applied crack filler prevents moisture intrusion into pavement cracks by providing a water-proof barrier.



Pothole Repair - Avoiding Costly Liabilities



Potholes represent an annoyance to vehicle traffic and a serious tripping hazard to pedestrians. To avoid potential liability, potholes should be filled immediately upon discovery with either PatchMaster cold patch or hot mix material. Filling potholes is a relatively easy and inexpensive process.



Asphalt Pavement Patching



Severely damaged pavement requires patching using either Infrared Patching techniques, Full-Depth asphalt repair, or GatorPave.

Infrared Asphalt Repair



Infrared Patching involves heating up and re-melting the damaged asphalt, raking and then compacting the asphalt to produce a "like new" asphalt patch area.

Asphalt Pavement Patching Cont.'

Full-Depth Asphalt Repair



Full-Depth Asphalt Repair involves cutting out and removing the damaged asphalt, repairing the base and replacing with fresh hot mix asphalt. Full-depth asphalt repair typically provides better long term results.

SealMaster® GatorPave



GatorPave is a polymer-modified, fiber reinforced asphalt emulsion fortified with select aggregate. It is designed for patching cracked and alligatored pavement. GatorPave is both economical and easy to use.

Cleaning and Priming Oil Stains



Oil spots must be cleaned and primed prior to seal coating. Cleaning and priming with SealMaster Oil Spot Primer will prevent oil stains from bleeding up through freshly applied pavement sealer.



Cleaning Oil Spot



Applying SealMaster Oil Spot Primer

Line Striping/Traffic Marking



Line striping and traffic markings provide organized traffic flow and clearly defined parking areas. SealMaster® 100% acrylic water-based traffic paints are recommended for parking lots.



The SealMaster® Advantage

Pavement Maintenance Solutions



SealMaster provides the best solutions for beautifying and protecting your asphalt pavement investment. With over one billion gallons of pavement sealer applied world-wide, SealMaster continues to be the number one choice for pavement maintenance among property owners and pavement professionals.

A Nationally Recognized Brand



Our nationwide product manufacturing and distribution facilities allow us to serve thousands of property owners and pavement maintenance professionals year after year from coast to coast. SealMaster is the only brand of pavement sealer that's available nationwide, so you can experience consistent, quality results from a name you can trust.

Professional Service



SealMaster has the industry's largest network of professionally trained pavement maintenance contractors to assure successful results at competitive prices. Our network of highly trained and experienced professionals are available to provide on-site project recommendations as well as full application services to assure quality results on every project.