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# BEST PRACTICES FOR SEALCOATING

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## Liquid Road® Bituminous Surface Treatment for Parking Lots

A Premium Surface Coating for Superior  
Durability, Protection and Beautification



[sealmaster.net](http://sealmaster.net)

(800) 395-7325

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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



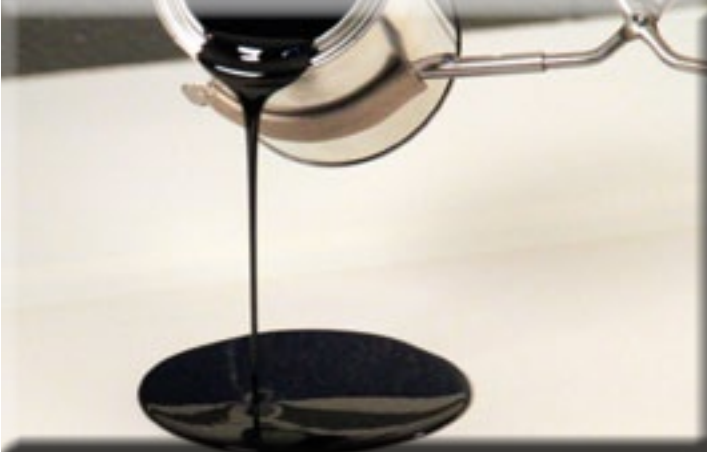
**Liquid Road® Bituminous Surface Treatment**

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

# 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.

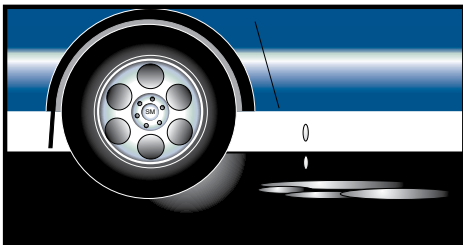


The Hot Mix is then placed and compacted to form asphalt pavement.

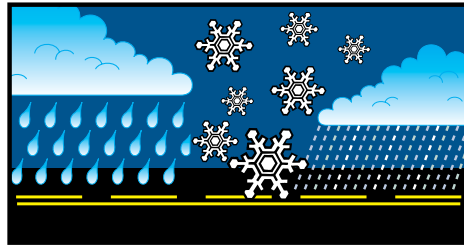




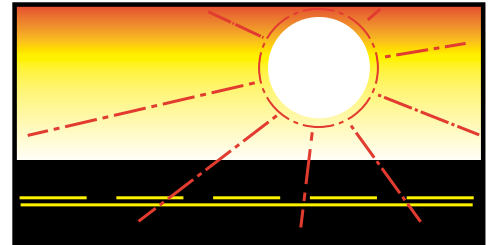
## Why Does Asphalt Pavement Deteriorate?



**Chemical Damage**



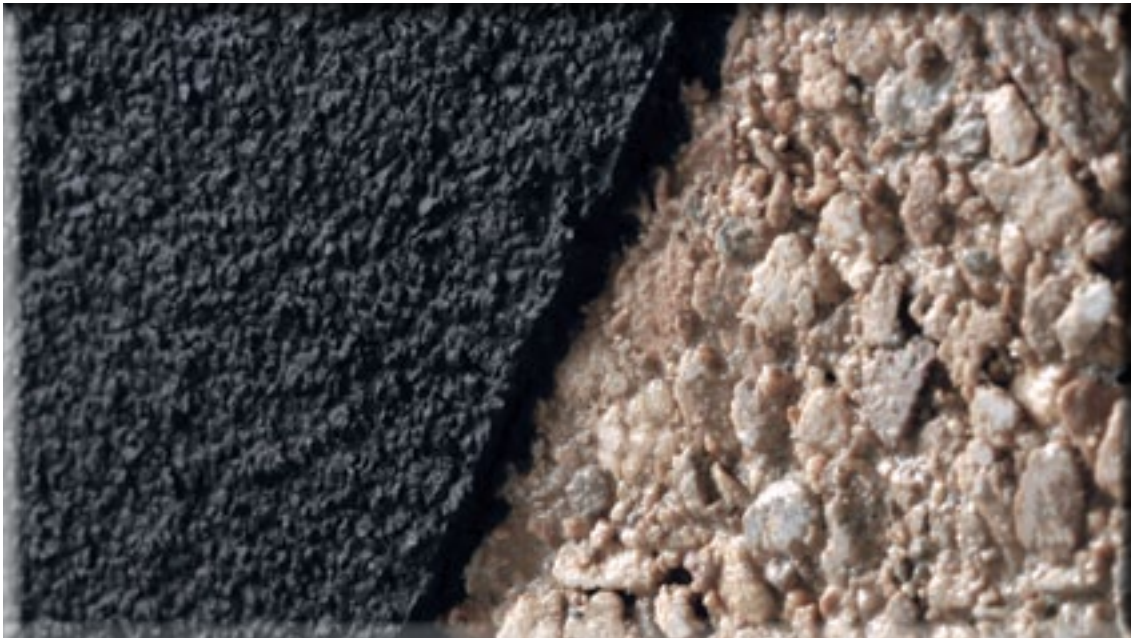
**Moisture Damage**



**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.

# Liquid Road® is a Proven Coating System for Parking Lots, Roadways and Other Pavement Surfaces



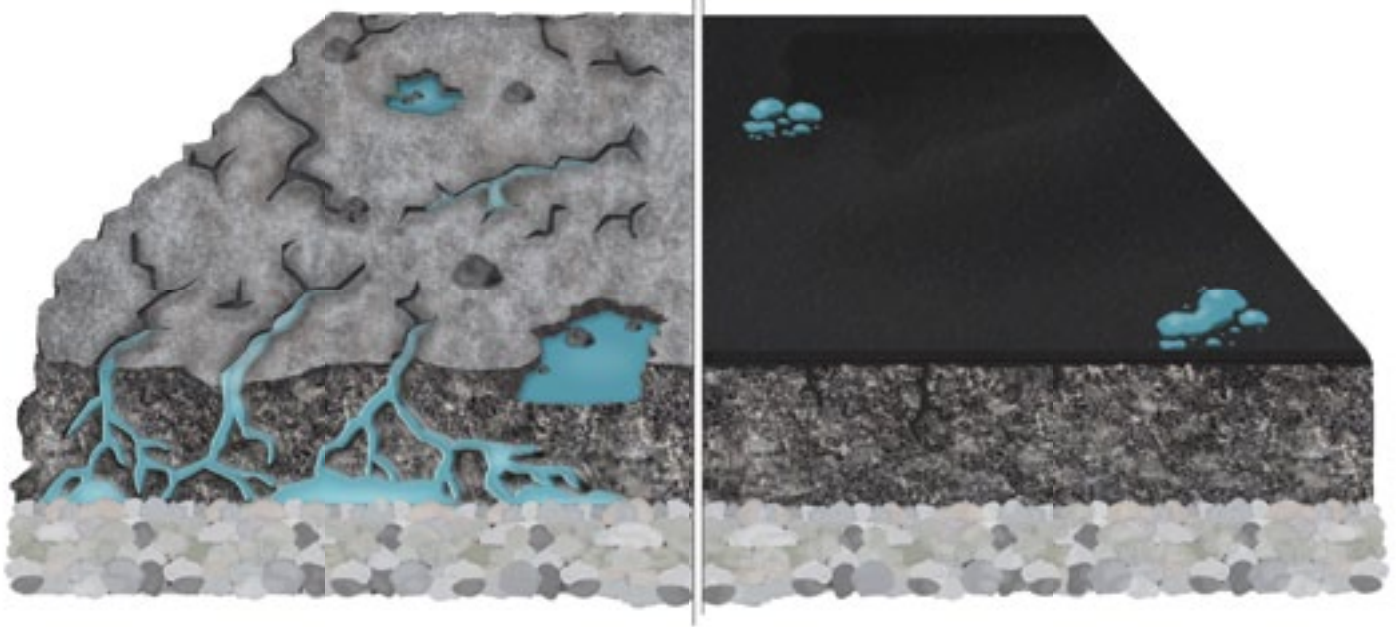
Liquid Road is a polymer-modified, fiber reinforced asphalt emulsion surface treatment fortified with specifically graded aggregate for slip-resistance and durability.

## **Recommended uses for Liquid Road:**

- Parking lots and other pavement surfaces
- Low traffic roads and streets
- Home Owner Associations
- Highway shoulders
- Airport Taxi Ways

# Liquid Road® Bituminous Surface Treatment Protects, Preserves and Beautifies Asphalt Pavement

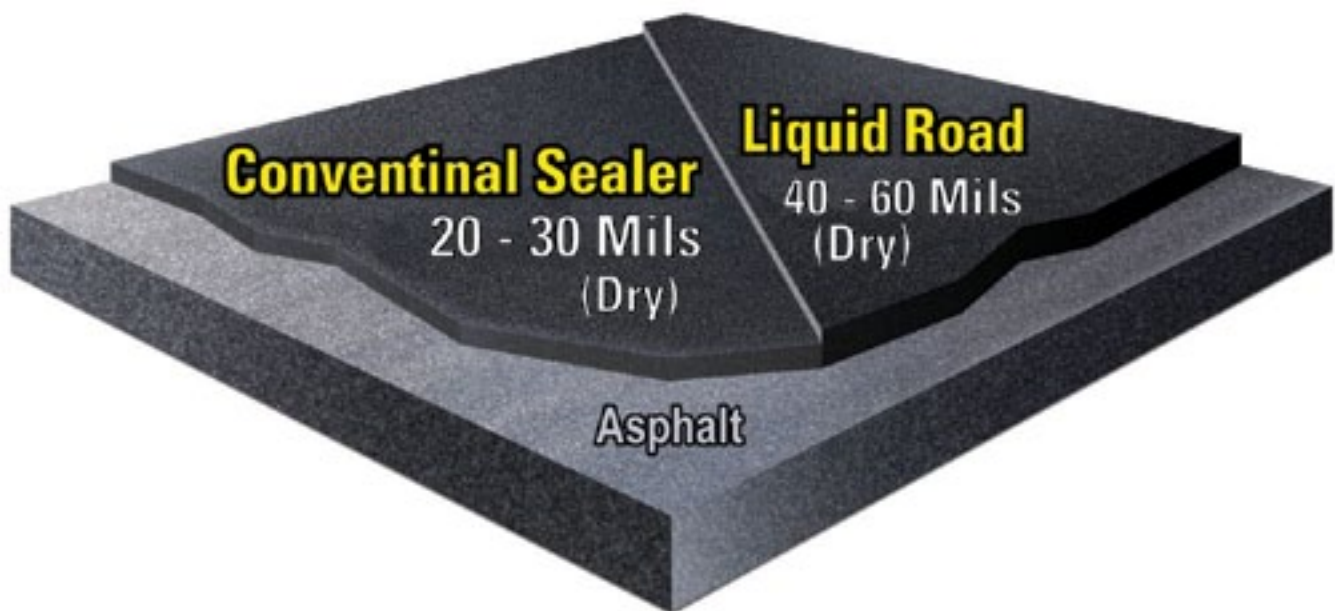
## Untreated vs. Treated



Liquid Road 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.

# The Ultimate Coating System for Parking Lots, Roadways and Other Pavement Surfaces

**Liquid Road® is Applied at “Twice” the Thickness  
of Conventional Sealcoats**



Liquid Road is a polymer-modified, fiber reinforced asphalt emulsion coating that is job-mixed with specially graded aggregate and applied to the pavement surface. The result is a highly durable, slip-resistant surface treatment that greatly extends pavement service life.



# Liquid Road® Provides a Barrier Against the Damaging Effects of Moisture Intrusion Into Pavement

**Asphalt treated with Liquid Road sheds water**

**Untreated asphalt results in moisture intrusion into pavement**



Liquid Road Provides up to 95% protection from moisture intrusion into pavement. Liquid Road Surface Treatment sheds water for superior protection.



# A Scheduled Pavement Preservation Program that Includes Crack Sealing and Liquid Road® will Greatly Increase Pavement Service Life

■ Liquid Road/Crack Sealing    
 ■ No Scheduled Maintenance



## Liquid Road® vs. Conventional Sealcoat

Liquid Road provides a far superior surface to conventional sealcoats.

### Wet Track Abrasion Test



Liquid Road significantly out performs standard sealcoats

# Liquid Road® Advantages and Benefits

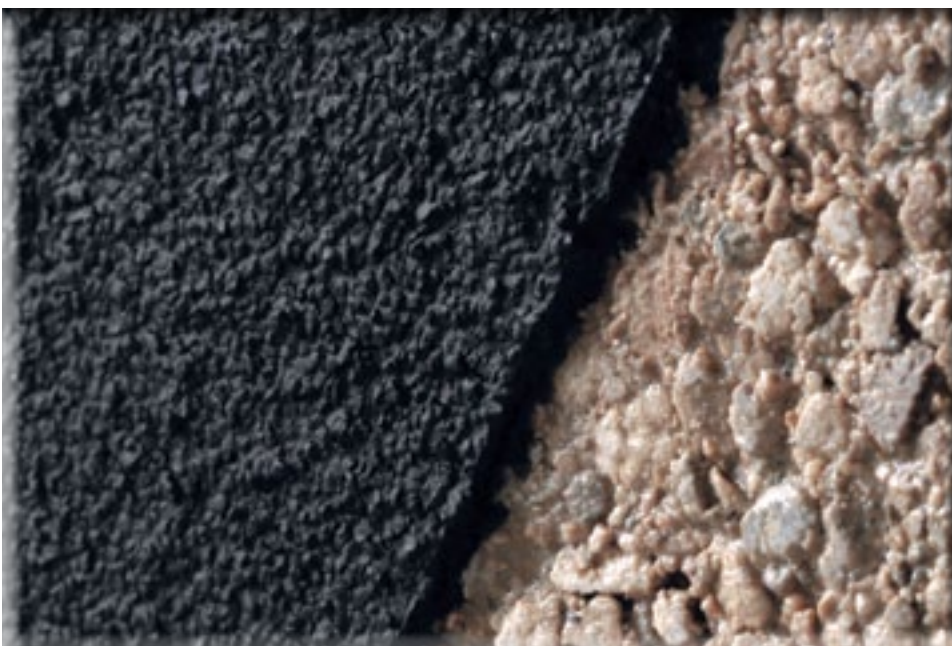
## Cost Effective



Liquid Road provides an economical approach to pavement preservation saving precious maintenance dollars and freeing up additional funds for more projects.

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## Superior Performance



Liquid Road is a tough, durable aggregate-filled bituminous surface treatment that provides skid-resistance and lasting pavement protection.



# Liquid Road® Advantages and Benefits

## Renews Pavement Surface



Liquid Road provides a deep, rich "like new" black appearance to asphalt pavement surfaces.

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## Helps Melt Snow and Ice



The deep black color of Liquid Road melts snow and ice significantly faster than untreated road surfaces, resulting in increased motorist safety in colder climates.

# Liquid Road® Advantages and Benefits

## Smooth Textured Surface



Liquid Road produces an even textured surface with no loose stones or rough surfaces, making it ideal for vehicle, bicycle and pedestrian traffic.

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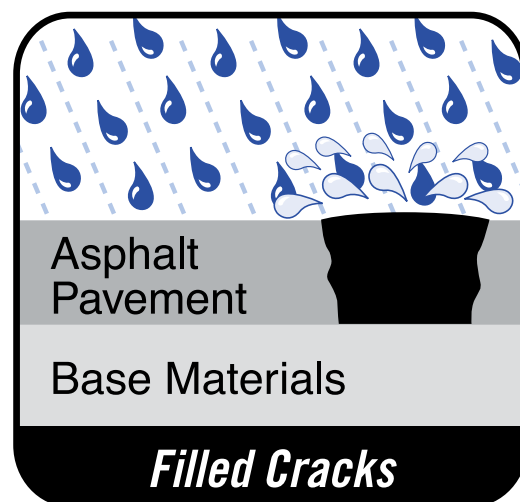
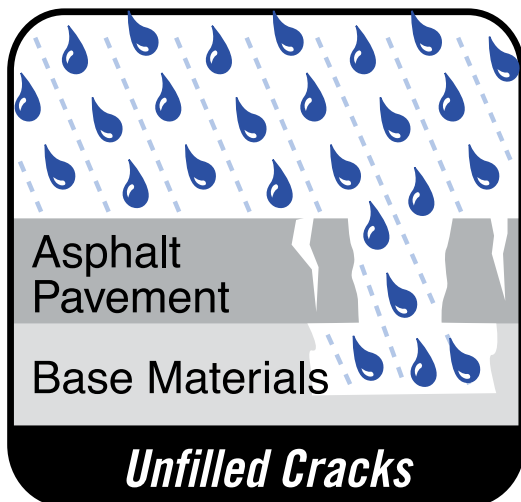
## Additional Liquid Road Advantages

- Seals minor cracks (less than 1/8" wide)
- Prevents surface water from penetrating into base materials
- Fills small voids and bonds loose aggregate particles
- Renews and restores surface of oxidized asphalt
- Helps prevent raveling
- Less expensive than slurry or chip seal
- Provides a smooth anti-skid texture
- Excellent Durability

# 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 alligating (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 applying Liquid Road®. Cleaning and priming with SealMaster Oil Spot Primer will prevent oil stains from bleeding up through freshly applied pavement coatings.



**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.



# The SealMaster® Advantage Cont.'

## 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.

# The SealMaster® Advantage Cont.'

## 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.