

# **Why Sealcoat your Asphalt Driveway or Parking Lot?**

[www.sealtec.ca](http://www.sealtec.ca)

## **What are Sealcoats?**

Sealcoats generally consist of a mixture of emulsified asphalt, water, mineral fillers and various other admixtures. They are applied directly to the surface of an asphalt pavement, and can be applied by rubber squeegee, broom, or mechanical spray.

Sealcoats serve to seal the top of the asphalt, preventing water from penetrating the surface of the pavement and protecting the top layer of asphalt from oxidation and wear caused by exposure to the elements. Sealcoats also beautify the pavement by providing a smooth, black, even surface ideal for painting lines and keeping clean by sweeping.

Sealcoats are designed for off highway use where there are low traffic speeds and tight turning radiuses such as parking lots, mobile home parks, schools, strata complexes, churches, malls, and bike lanes.

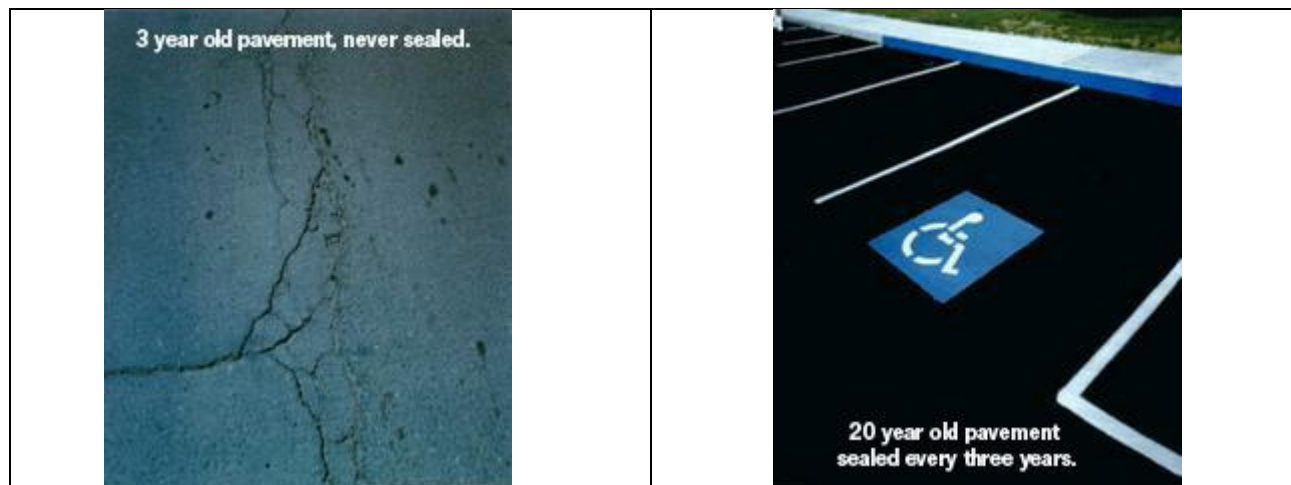
Sealcoats are different from chip seals or slurry seals, which use coarser aggregate filler and are designed for use on high speed areas with straight, rolling traffic.

## **What Causes Asphalt Pavement to Fail?**

Assuming that the initial asphalt pavement was designed and constructed properly, the primary cause of failure is the penetration of water into the asphalt base. This process begins with the oxidation of the asphalt pavement surface which causes the asphalt to dry and become brittle. This leads to the erosion of the top layer of fine particles and the appearance of larger stones and small cracks on the surface. If left untreated, these cracks grow over time and eventually allow water to penetrate to the base of the pavement. When water enters the base of the pavement, the base material moves and settles which leads to further cracking and additional water penetration. If left untreated, degradation of the asphalt intensifies and expensive remove and replace or repaving methods have to be employed to maintain an already expensive investment.

## How Does Sealcoating Help?

- Sealcoating seals the asphalt pavement, preventing the oxidation and erosion of the top layer of asphalt.
- On older pavements, sealcoating replaces the fine particles lost from the asphalt surface due to oxidation.
- Sealcoating can seal the small cracks (under 1/16”) that eventually lead to larger cracks if left untreated and prevents water from entering the base. Using the right product, such as the [ArmorSeal A-350 TRS](#), it can protect the asphalt from the effects of the sun and rain, as well as the harmful effects of small chemical spills from oil and gasoline.
- Sealcoating also provides an attractive black surface that is ideal for painting lines and other markers.
- Sealcoating leaves a smooth, clean surface ideal for sweeping which lowers maintenance costs
- Sealcoating costs pennies a square foot compared to the dollars needed to replace damaged asphalt



## When Should Sealcoating be Done?

Generally you should wait a few months before sealing brand new pavement to allow time for it to cure. The American Sealcoat Manufacturers Association recommends waiting 6-12 months in this case. If you have done some small patches and would like to seal your lot, please get in touch with a SealTec Pavement Maintenance representative who will be pleased to answer any questions you may have. Call for a free estimate today.