

Maintaining Your Asphalt Investment

Double The Life Of Your Asphalt Pavement

ASPHALT MAINTENANCE FROM THE START

Believe it or not, keeping your asphalt in good condition is easy and cost effective. By putting a routine maintenance plan in place early you can extend the life of your pavement 10 to 15 years, preserving your investment for pennies per square foot.

Asphalt maintenance plans can begin as early as 90 days after the pavement's initial construction by sealing it with a quality asphalt pavement sealer. When properly applied a quality sealer prevents damaging water penetration and surface oxidation from UV rays. It will also protect it from oil and chemicals that drip from leaky vehicles.

If your asphalt pavement is cracking, has pot holes or shows other signs of distress, performing timely pavement maintenance can be critical to avoiding a complete reconstruction of your parking lot and costing you many thousands of dollars.

Dirtworks can point out these signs of distress and suggest a long term pavement maintenance plan that will maximize the life of your pavement.

AN ASPHALT MAINTENANCE PLAN THAT WORKS

A proper asphalt maintenance plan consists of routine maintenance every 2 to 4 years throughout the life of the pavement.

A typical routine maintenance visit will look something like this:

- 1 Thoroughly clean and remove caked on dirt or debris from the asphalt. Sealer binds to the asphalt best when there is little between it and the pavement.
- 2 Clean and block oil and chemical spills from parking stalls or other areas where vehicles may sit. These elements can quickly deteriorate unsealed asphalt.
- 3 Remove areas of asphalt which have failed or are no longer stable and properly patch them with new asphalt. The longer unstable asphalt is left unfixed the more it will spread and affect the surrounding areas.
- 4 Seal cracks in the asphalt to prevent moisture from penetrating the surface and eroding the pavement's base.
- 5 Sealcoat the surface with a quality pavement sealer to protect against the elements and further deterioration.

AN INVESTMENT WORTH MAKING

By taking these simple measures you can greatly increase the life of your asphalt pavement and maintain a fresh, crisp look to your business or home environment.

Dirtworks can create a plan that fits your

What Are Benefits of Maintaining Your Asphalt Property?

PROTECTION

Maintaining your asphalt parking lot or driveway slows oxidation and water penetration and protects it from harmful chemicals like gas and oil that can drastically reduce its lifespan.

BEAUTIFICATION

Maintaining your asphalt parking lot beautifies your business environment and makes it more inviting to prospective customers.

SAFETY / LIABILITY

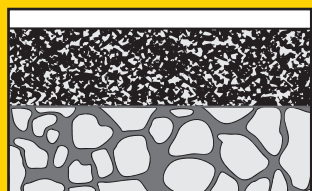
A well maintained parking lot is sound and free of defects that cause accidents. It also protects you from liability in the event there is an accident on your property.

SAVINGS

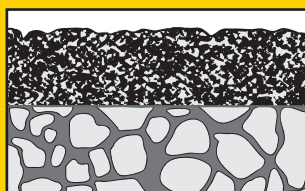
A regular pavement maintenance program can save you thousands of dollars in costly repairs and extend the life of your pavement 10 to 15 years.

budget and protects your investment. Most of all, don't wait to take action on this critical part of your property's maintenance. By maintaining your pavement now you can **save up to 60% in overall costs and double the life of your pavement.**

If you have questions about pavement maintenance or about how to best protect your pavement investment contact Dirtworks at **508-240-5541** or visit our website at **www.dirtworkscapecod.com**.



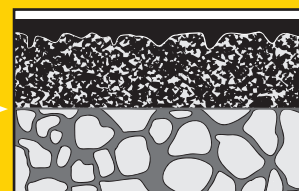
Fresh asphalt is flexible, and water resistant.



Over time it becomes brittle and begins to break down



Cracks form allowing moisture to penetrate into the base



Sealcoating protects the asphalt and slows this natural process