



Total Lawn Care

Give your ~~Lawn~~ some T. L. C!
DRIVEWAY

Reasons for Driveway Sealing

Driveways require maintenance even after 1 year of installation. Sealing your driveway provides valuable binding agents and preservatives, replenishing the asphalt's molecular structure. Research has shown properly applied and timed sealant can help the longevity of your driveway, not to mention increase the aesthetics appearance of your property!

Asphalt is a complex mixture of chemicals and molecules, in which some molecules are porous (open molecular chains). This porousness allows varying degrees of weather, salt, chemicals and traffic by-products to penetrate into the asphalt and begin disintegrating the asphalt's molecular structure. As the molecules breakdown, the asphalt becomes to lose its binding and waterproofing properties. The beginning stage of the disintegration is the progressive change in your driveways colour; from a rich black to brown to gray.

After the discolouration process, minor cracks will begin to appear as the binding agent in the asphalt has deteriorated. With time, these minor cracks will deepen and widen, especially in harsher climates. As water penetrates deep into the cracks, it begins to damage the asphalt base layer which becomes evident by rutting, shifting, "alligatoring". By this stage, it may be too late to restore your driveways molecules with a sealer and driveway reinstallation is required.

Furthermore, asphalt is a by-product of the petroleum distillation process and can be easily dissolved by other products that are also derived from petroleum such as oils, fats, grease, mineral spirits, etc. When these petroleum products become in contact with each other, they will try to join together again, and revert back to their initial, natural state. An example would be a gasoline spill. Both gas and asphalt are petroleum by-products, but when reintroduced to each other, will attempt to combine themselves into their original petroleum state by dissolving the asphalt's molecular structure. The rate of asphalt deterioration depends upon the traffic volume, human usage (perform oil changes or car repairs on your driveway) as well as climatic conditions.

It is recommended newly installed driveways should not be sealed within their first year, but when the "graying" process begins, usually in the second year after installation.

If you have an older driveway, providing there hasn't been too much "alligatoring", sealing remains beneficial in preserving your driveway and making it last a little longer. A far better cost savings measure than replacing a driveway.

TOTAL LAWN CARE uses an Eco-Friendly Acrylic sealer to rejuvenate your driveway. Feel free to contact us for a FREE quote at 905 683 9122 or visiting our website at www.total-lawn-care.ca