

# ASPHALT 101:

RESIDENTIAL • COMMERCIAL • MUNICIPAL

PROTECT AND MAINTAIN YOUR ASPHALT INVESTMENT WITH  
EXPERT FACTS, TIPS AND RESOURCES.



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# TABLE OF CONTENTS

Asphalt Statistics 101 . . . . .	3
Asphalt Driveway 101:	
3 Reasons Why Asphalt is the Best Choice for Driveways . . . . .	4
Asphalt Maintenance 101:	
Preventative steps to Maintain Asphalt Pavement . . . . .	6
Tips To Increase the Lifespan Of Your Asphalt Pavement. . . . .	8
Asphalt Contractor 101:	
The 5 Key Qualities to Consider Before You Hire a Contractor . . . . .	10



# ASPHALT STATISTICS 101:

1. More than **90% of parking lots** in the U.S. **are surfaced with asphalt pavement**, the material of choice for most commercial and residential development owners.
2. Porous asphalt pavements are increasingly used as a low-impact development storm water management tool to handle runoff more cost-effectively than traditional storm water infrastructure.
3. **80% of old asphalt** pavement removed each year **is re-used**.
4. Asphalt occurs naturally in both asphalt lakes and in rock asphalt (a mixture of sand, limestone, and asphalt).
5. A study by the Federal Highway Administration found that **smoother pavements** can **reduce fuel consumption** by trucks **by up to 4.5%**.
6. Asphalt paving **construction can be completed quickly**, reducing traffic delays for both commuters and long-haul truckers.

RECYCLING ASPHALT ROADS  
**SAVES AMERICAN  
TAXPAYERS**  
**> \$300 MILLION**  
EACH YEAR

*Arkansas Asphalt Pavement Association*



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## ASPHALT DRIVEWAY 101:

An asphalt driveway that is properly installed by an experienced asphalt contractor should generally last between 15 – 20 years. Here are **3 key reasons why asphalt is the best option** for home-builders or buyers in the Midwest:

- **Climate:** Asphalt driveways are incredibly common in northern climates because of the material's pliable characteristics. This is important because during freeze and thaw cycles, asphalt is much more forgiving than other driveway materials such as concrete or interlocking pavers. Additionally, the black color of asphalt soaks in the sun's heat and melts snow faster during snowy winter weather. Because of asphalt's incredible ability to contract and expand without damage, it is a cost-effective way to pave steep inclines or sloped areas in colder climates.



- **Quick Installation:** A newly constructed asphalt driveway can be installed by a trained professional in a relatively short amount of time – typically a day or two once the sub-grade preparation takes place (which can take one day to several weeks depending on the area of installation). Newly constructed asphalt driveways can be driven on at least 24 hours after installation. Asphalt hardens over time – taking a full year for a new driveway to fully cure. Minor scarring to the surface may occur within the first year; especially on hot sunny days.



- **Cost Effective:** Asphalt driveways are one of the most cost-effective options for new home driveway construction. Some regular maintenance is required to keep the asphalt driveway in good condition. Cracks should be sealed as soon as possible using asphalt sealants (a minimum of 6-9 months should pass post installation before sealant is used) and sealing should take place every 3-5 years to maintain the best look and function for your driveway. Both crack-filling and sealing are easy and cost effective maintenance repairs and upkeep.



# ASPHALT MAINTENANCE 101:

Taking preventative steps to maintain your asphalt driveway, parking lot or roadway can save you a lot of money in repair costs and keep your asphalt looking great for years to come.

Follow these simple tips:

## #1: CLEAN YOUR ASPHALT REGULARLY

You can never underestimate the power of a good cleaning! Taking time each month to clean your asphalt pavement is very important to maintain the lifespan and durability of your asphalt surface. Cleaning away surface debris, like leaves and garbage, will ensure that your asphalt does not get stained or damaged over time.

Pay particular attention to fuel or oil stains and try to clean these spots immediately; fuel and oil can quickly deteriorate your asphalt pavement surface. There are simple DIY steps to clean your asphalt or try using a degreasing cleaning agent specifically designed for asphalt pavement.

Being proactive and cleaning your asphalt surface can save you money over time. Removing tough stains, like fuel and oil, can prevent deterioration and extend the lifespan of your asphalt pavement.

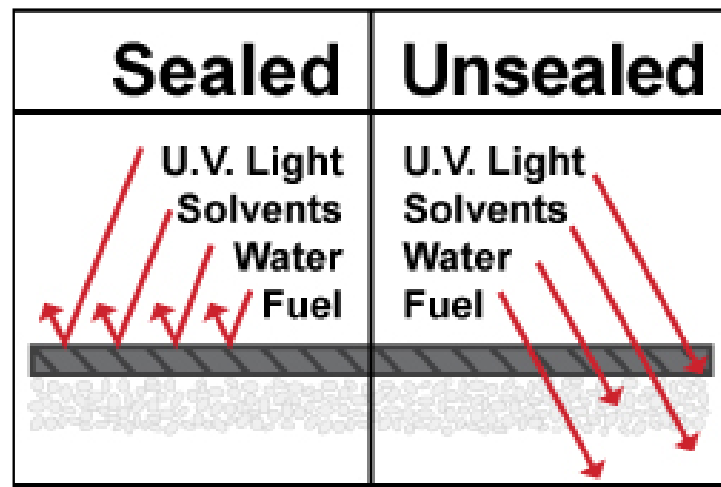
If you own a parking lot, consider hiring a seasonal sweeping service to keep your asphalt pavement looking great and to help prevent surface debris damage.



## #2 REPAIR POTHOLES RIGHT AWAY

Potholes are caused by the expansion and contraction of water after it has entered into the ground under pavement. The pothole repair process involves four important steps: clean, heat, add the new custom aggregate mix, and cool.

Repairing a pothole before it spreads and causes further damage to your asphalt pavement surface is very important. Potholes left unchecked can grow continuously with ongoing traffic and use, increasing the cost of repair and reducing the integrity of your entire asphalt surface.



## #3 DON'T UNDERESTIMATE THE POWER OF SEALCOATING

Sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage and providing a protective layer to keep out damaging UV rays, vehicle fluids and water. Sealcoating should be completed every 3-5 years to protect the asphalt surface and to give the surface a fresh look. Without a regular sealcoating application, you leave your asphalt surface unprotected from the elements and external factors.

**Remember:** A properly maintained and sealed asphalt surface has an extended lifetime and reduces long-term repair costs.

# TIPS TO INCREASE THE LIFESPAN OF YOUR ASPHALT PAVEMENT

A quality asphalt pavement can last an average of 15-20 years in southeast Wisconsin. The freeze/thaw cycles, along with the type of soil underneath the base stone are main factors in the life of the pavement. In areas where the freeze/thaw cycle is not as much of a concern, the life expectancy is longer.

Wolf Paving recommends regular maintenance and upkeep to help keep your asphalt protected and to get the most out of your investment. **Following these tips can increase the lifespan of your asphalt pavement to 25+ years.**

- **Tip #1: Prevent Water Damage**

The best thing to do is to prevent water intrusion through or under the pavement as much as possible. Water is susceptible to freezing and thawing, which prematurely damages the pavement. Try to get good drainage away from the driveway as well. Your paving contractor can help with this as they are going through the paving process.





- **Tip #2: Sealcoat and Fill Cracks**

If there are cracks in the pavement, seal them as adamantly and frequently as needed. Sealcoating periodically will help keep the elements from oxidizing the surface. However, do not overseal, as that will shorten the life of the pavement. Wolf Paving recommends sealcoating every 3-5 years. Sealcoat only when the previous sealcoat is worn off by traffic to a point where significant portions of the bare pavement below the sealcoat are showing.

- **Tip #3: Consider Replacing the Asphalt**

If you have followed the above two steps and your pavement still looks worn out, it may be time to think about replacing the asphalt. It may be time to replace the asphalt if it stops functioning mechanically, meaning it does not drain properly, if it is bumpy, or there is too much settling.



# ASPHALT CONTRACTOR 101:

Whether you are looking for a contractor for your residential, commercial or municipal paving project, there are a few key things you should consider. Ask questions and make sure the contractors you interview understand your project scope and your unique needs. Do your research and make sure the contractor's reputation and recent projects are up to par.

Here are a few key qualities you should consider:

- **Price:** Competitive pricing is an important factor when choosing an asphalt paving contractor and representatives should offer to provide a complimentary site visit and quote. Considerations in regard to price should include quality of equipment, type of asphalt mixture, complexity of the project area, municipal ordinances, removal of existing surfaces, environmental factors and recycling options.



- **Reviews:** A reputable asphalt paving company will openly share customer reviews and / or a Better Business Bureau rating. Oftentimes, a company's reviews or case study examples will be shared on their website to be viewed by new and prospective companies or individuals.
- **Years of experience and project history:** Leaning on the knowledge of an experienced asphalt paving representative will help you make good choices for your property as well as save you money. Representatives that are able to communicate in a clear and informed way, while providing good examples of challenging projects and solutions they have provided for other customers, are likely to be the best partners for your project.
- **Licensed and insured:** There should be no resistance by your asphalt paving contractor to provide documentation showing that they are licensed and insured. This documentation not only provides protection for their representatives and equipment, it provides protection for you and your property as well.
- **Warranty:** A good contractor should stand by their work and make customer satisfaction a priority. While not always offered or limited, asking for a project warranty (workmanship & materials) will guarantee that the project is completed to industry standards and the unique needs of your property (as agreed upon at the start of the project). Most company warranties are different based on project circumstances – so be sure to have all information in writing before the start of your project. Installation experts should also provide tips to help you extend the life of your newly paved or seal-coated surface.



# THANK YOU FOR REVIEWING ASPHALT 101!

With 75 years of asphalt paving experience, from highways to driveways, Wolf Paving is your local source for all of your asphalt paving needs.

For more information on Wolf Paving or to request a free quote for your next paving project contact one of our two offices. If you live or work in the Milwaukee area, call us at **262-965-2121**. For the Madison area, call us at **608-249-7931**.

All the best!



Sean Wolf

## REQUEST A QUOTE

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