

Simpson & Simpson
Inc.

**Engineering Contractor
 Grading & Paving**



**We can protect your investment
 with sealcoat!**



After Seal Coating	Before Seal Coating
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Simpson & Simpson, Inc. has been a family operated, full service paving company for over 60 years. Nobody knows better than we do that your asphalt roadway or parking lot was a costly, time consuming investment that you would like to preserve as long as possible. We can provide the proper maintenance that could double the life of your asphalt pavement! Our quality sealcoat will protect your asphalt from damaging factors and provide the new-black appearance that adds eye-catching curb appeal.

We can work with our customers to determine the optimum maintenance schedule for their surface. Two critical elements in a maintenance plan are preventing water from penetrating into the base and subgrade by regularly sealing cracks and applying sealcoat on a three to five year cycle. A sealcoat provides a durable barrier that offers protection from the elements and fuel/oil leaks that are detrimental to asphalt surfaces. The sealer is an asphalt based emulsion that can be fortified with latex rubber additives and sand. Its application will significantly slow the natural degradation of your pavement.



Simpson & Simpson, Inc. is fully licensed, bonded and Insured we perform a thorough background checks on our employees to ensure that the crew we send to your site consists of dedicated, experienced professionals Our customers can feel confident in our skills and our dedication to quality set vice.

CA License 184056

Contact us today with your questions or for a **free** estimate!
530-885-4354

10001 Ophir Road
 Newcastle, CA 95658

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Pavement Management System



*A tradition of quality
 since 1948*

PROBLEM ?

Your asphalt investment begins deteriorating immediately after installation. Contributing factors include weather elements, traffic patterns, landscaping, and ultraviolet exposure. In addition to potential legal liability, an unsightly parking lot is a direct reflection of the business owner.

SOLUTION !

The premise of our PAVEMENT MANAGEMENT SYSTEM is a simple one - maintain your asphalt investment with pennies today, or rebuild it with dollars tomorrow. We specialize in addressing customers' needs in a comprehensive, personal manner. We want to meet with you, inspect your properties, and help create a solution that remedies your specific needs.

BEWARE !

All sealcoating materials come from the manufacturer in a concentrated form, and most need to be diluted at a rate of about 25 gallons of water per 100 gallons of concentrated sealcoat. However, unless you were a trained inspector you may never know the difference in a product that was 100 gallons of water mixed with 100 gallons of sealcoat when it was applied to your pavement. It would still look black and you might think you had a sealcoating job and got a deal. When in fact, you had been taken advantage of, and at best would have a product that would wear off very quickly.



Structurally failed asphalt allows water penetration and contributes to eventual potholes.

The first step in improving and protecting your asphalt investment is repairing areas.



Installation and compaction of hot asphalt to complete repair of damaged area.



Correct preparation of the asphalt surface is imperative to ensure the desired finish.

Heating and removal of excess oil found in parking stalls.



Crack greater than 1/4" width being filled with Western Colloid Flex Crack or hot pour crack filler.



High pressure air blowers and industrial brooms are used to remove surface dirt and debris.



For large, dirty parking lots - use of water truck is recommended.



Edgework is most effectively completed using a hand squeegee or broom.



Machine application ensures a uniform surface and shortens lot closure time.



Machine applied pavement markings provide a crisp, straight appearance.



Fresh, new appearance.



Positive, first impression.



Renewed welcome mat.