



ACTION YOU CAN TRUST · RESULTS BUILT TO LAST



2026 EDITION

# ASPHALT SEALING & RESTORATION GUIDE

Protect Your Pavement. Protect Your Investment.

# WELCOME MESSAGE

Welcome to Action Paving, where professional asphalt maintenance meets reliability, structure, and long term performance. Since 2019, our focus has stayed the same: protect your pavement, protect your investment, and deliver dependable results on every project we take on.

We believe asphalt care is about far more than appearance. It is about stopping small problems before they become expensive structural failures. That is why we lead with **preventative maintenance**, assessing the condition of your surface, identifying the root cause of deterioration, and recommending the most effective, cost conscious solution.

From residential driveways across the GTA to large commercial parking lots throughout Ontario, our trained crews bring the same standard of workmanship, clear communication, and accountability to every site. Thank you for considering Action Paving. We look forward to protecting your pavement for years to come.

## Kyle

FOUNDER, ACTION PAVING INC.

**KYLE**  
FOUNDER & OWNER



# OUR SERVICES

Action Paving delivers a complete range of asphalt maintenance, repair, and property services for homeowners, property managers, and commercial and industrial clients. With premium oil based materials, professional equipment, and trained crews, we protect and extend the life of your pavement while keeping disruption to a minimum.

Whether you need a single driveway sealed or a structured maintenance program across a portfolio of properties, our systems are built for consistent, dependable execution.

## COMMERCIAL SERVICES

- ◆ Parking Lot Sealcoating
- ◆ Asphalt Crack Filling
- ◆ Line Painting & Markings
- ◆ Asphalt Repair & Patchwork
- ◆ Pothole Repairs
- ◆ Speed Bump Installation & Repair
- ◆ Catch Basin Repair
- ◆ Bollard Installation & Replacement
- ◆ Snow Plowing & Ice Control
- ◆ Lawn Maintenance

## RESIDENTIAL SERVICES

- ◆ Driveway Paving & Repair
- ◆ Driveway Extensions
- ◆ Driveway Sealcoating
- ◆ Bollard Installation

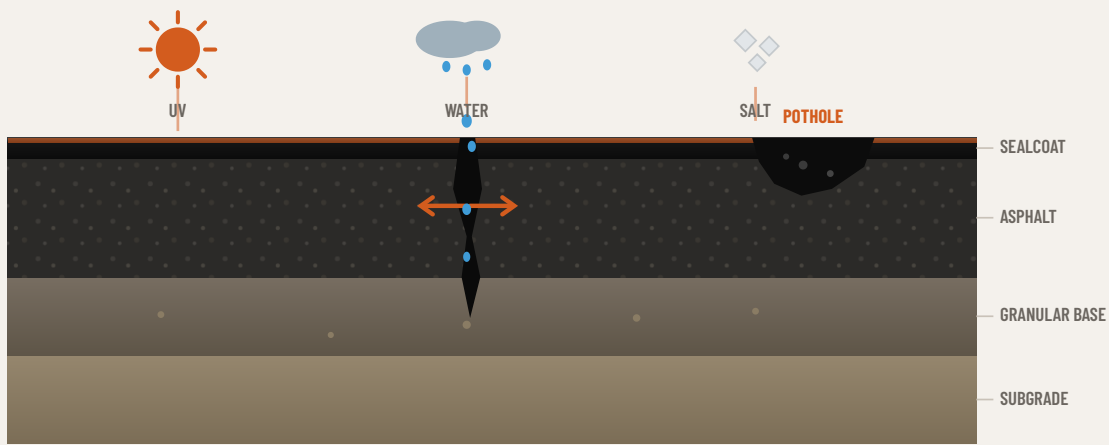


# WHY ASPHALT CARE MATTERS

Asphalt is constantly exposed to traffic, weather, and environmental stress. Over time, **UV rays, water, fuel and oil spills, and winter salt** break down the binder that holds the pavement together. As oxidation sets in, the surface fades, loses flexibility, and turns brittle.

That is when small surface cracks appear. Left untreated, those cracks let water reach the base layer. In Ontario's freeze thaw climate, trapped water expands as it freezes, widening cracks and undermining the structure beneath. What starts as a hairline crack can progress into **potholes, settlement, and full surface failure**.

Water infiltration is the single biggest cause of structural pavement failure. The most effective defense is early, preventative maintenance: filling cracks before they spread and sealcoating to shield the surface. A structured plan extends pavement life, improves safety, and reduces expensive replacement cycles.



HOW UNTREATED WATER AND FREEZE-THAW CYCLES BREAK DOWN UNPROTECTED ASPHALT

# OUR PROCESS

Every project follows a structured, proven sequence. We assess the condition of your pavement, correct the root cause of deterioration, and protect the surface for the long term. The result is work that performs, looks professional, and lowers your long term costs.



## 1. ASSESS & CLEAN

Inspect, identify root causes, and clean the surface.



## 2. CRACK FILL

Seal cracks with hot rubber to block moisture.



## 3. REPAIR & PATCH

Restore failed areas and potholes to a solid base.



## 4. SEALCOAT

Apply premium oil based sealcoat for full protection.



## 5. LINE PAINTING

Restore crisp, compliant lines and markings.

This disciplined approach is what separates a quick fix from lasting protection. By correcting problems at the source and finishing with a protective sealcoat, we maximize the life of your pavement and keep your property safe, clean, and professional.

Many clients combine several stages into a single scheduled visit, and property managers rely on the same structured process across multiple sites for predictable, dependable results.



THE TEAM BEHIND ACTION PAVING

# ASSESSMENT & SURFACE PREP

Great results start with preparation. Before any sealcoat or repair, we evaluate the condition of the pavement and identify the underlying cause of deterioration, not just the symptoms on the surface.

We then clean the surface thoroughly, clearing dirt, debris, and loose material from the pavement and out of every crack. **Oil and fuel spots are treated** so the new sealcoat can bond properly, and major cracks are filled before application. Proper preparation is what allows the finished work to adhere, perform, and last.

Once the surface is clean and prepared, we confirm it is ready and dry before moving to the next stage. This disciplined groundwork is the foundation of long lasting asphalt maintenance.



## SURFACE INSPECTION

We assess condition, drainage, and the root cause of deterioration.



## DEBRIS REMOVAL

Dirt, vegetation, and loose material are cleared from the surface.



## OIL SPOT TREATMENT

Stains are treated so the new sealcoat bonds and holds.



## CRACK PREPARATION

Cracks are cleaned and filled before sealcoat is applied.

# CRACK FILLING



Cracks are the first visible sign of asphalt deterioration, and the first place water gets in. Filling them early is one of the most cost effective ways to protect your pavement.

We use professional grade **hot rubber crack filler** that bonds directly to the asphalt and stays flexible. Because it expands and contracts with temperature changes, it resists pulling away from the pavement through Ontario's freeze thaw cycles.

Our process starts by cleaning each crack to remove debris, dust, and loose material that would interfere with adhesion. We then apply heated rubberized sealant that, once cured, forms a waterproof seal. That seal blocks water penetration, slows oxidation, and reinforces weak areas before larger repairs become necessary. Addressed early, cracks stay manageable. Ignored, they widen, connect, and compromise the base.

# ASPHALT REPAIR & PATCHWORK

When deterioration moves past the surface, targeted repair restores strength before the damage spreads. We remove failed and broken asphalt, address the base where needed, compact the area, and install new asphalt for a durable, properly bonded patch.

**Potholes are handled the same way, at the root.** Simply filling a hole rarely lasts. We cut back to sound pavement, prepare a solid base, and compact the repair so it stands up to traffic and weather. The result eliminates trip and vehicle hazards, restores a clean surface, and protects the surrounding pavement from further breakdown.

Targeted repairs and patchwork keep your property safe, reduce liability, and extend the life of the entire surface.



FAILED ASPHALT AND POTHOLES ARE REMOVED, THE BASE RESTORED AND COMPACTED, AND NEW ASPHALT INSTALLED FOR A DURABLE, BONDED REPAIR

# SEALCOATING

Sealcoating is the core of preventative asphalt maintenance. Our **premium oil based sealcoat** forms a protective barrier that shields the surface from moisture, UV exposure, fuel and oil, and winter salt. It restores a uniform, rich black finish while reinforcing the pavement against Ontario's demanding freeze thaw cycles and heavy traffic.

We approach every application with structure. The surface is cleaned, oil spots are treated for adhesion, and major cracks are filled first. Once the surface is prepared, we apply consistent, even coverage with professional equipment for reliable, long term protection.

Sealcoating is not a cosmetic upgrade. It is a **cost control strategy**. Routine sealcoating significantly extends pavement life and reduces the likelihood of large scale reconstruction, which means fewer surprise repairs and better long term planning for your property.



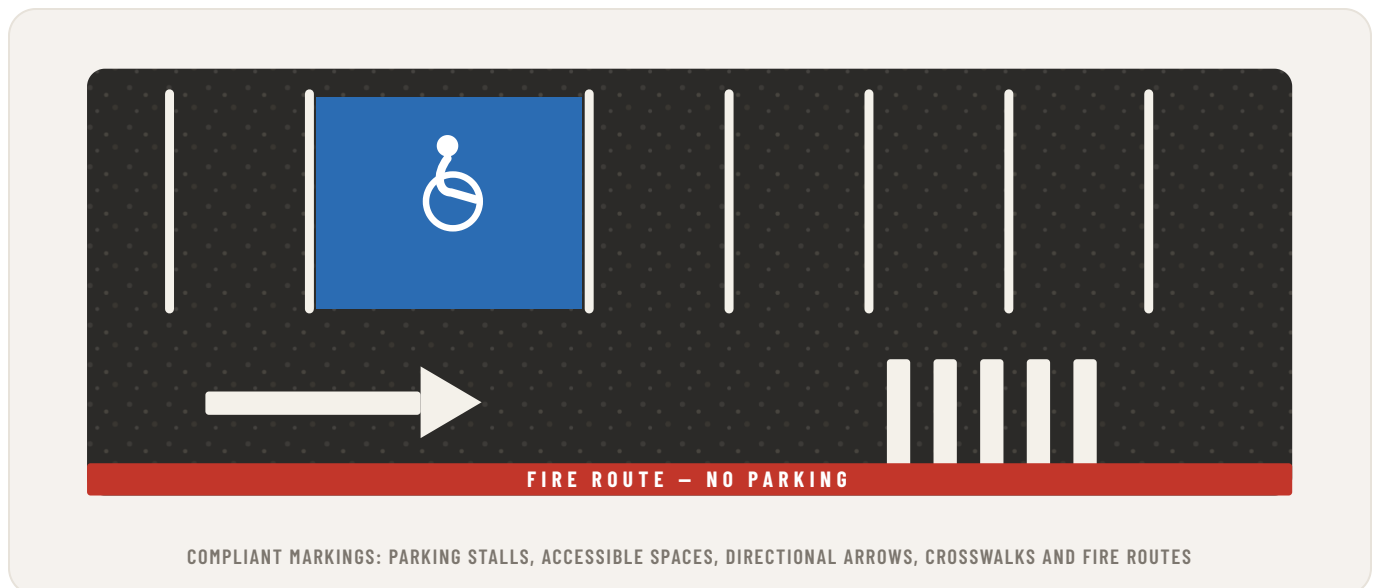
A PREMIUM OIL-BASED SEALCOAT REPELS WATER, UV, FUEL, OIL AND SALT WHILE RESTORING A RICH BLACK FINISH

# LINE PAINTING & MARKINGS

Sharp, high visibility markings keep your property organized, safe, and compliant. After sealcoating, fresh line painting completes the transformation and restores a professional appearance.

We lay out and paint **parking stalls, accessible spaces, fire routes, directional arrows, crosswalks, and curb markings** to maintain clear traffic flow and meet accessibility and safety requirements. Well planned markings maximize usable parking, guide vehicles and pedestrians safely, and leave a strong first impression.

Many property managers schedule line painting together with sealcoating to refresh both the appearance and the functionality of their parking lots in a single visit.



# OUR MATERIALS

Quality work starts with quality materials. We use professional grade products selected to perform in Ontario's climate, so we can stand behind both the product and the installation on every project.



## PREMIUM OIL-BASED SEALCOAT

Penetrates and protects, restores a uniform black finish, and resists UV, moisture, fuel, and salt. Built to withstand freeze thaw cycles and heavy traffic.



## HOT RUBBER CRACK FILLER

Professional grade rubberized sealant that bonds to the asphalt and flexes with temperature changes, creating a durable, waterproof seal.



## TRAFFIC-GRADE LINE PAINT

High visibility, durable pavement marking paint for crisp, compliant, long lasting lines, stalls, and symbols.

By pairing the right materials with disciplined preparation and trained crews, we deliver results that hold up season after season. It is the difference between a surface that simply looks good on day one and one that keeps performing for years.

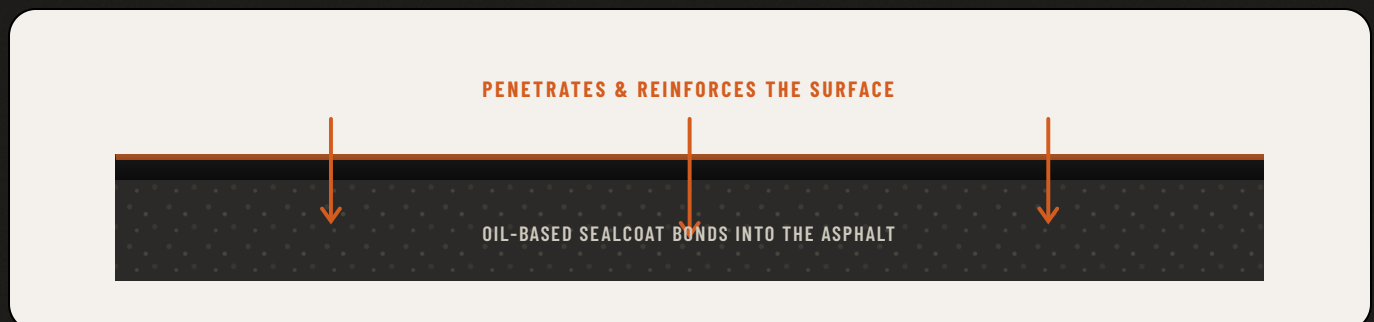
# WHY OIL-BASED SEALER

Not all sealers perform the same. We choose premium oil based sealcoat because it is built for protection and longevity in a demanding climate.

Oil based sealcoat **penetrates into the asphalt** rather than simply coating the top. It rejuvenates the surface, restores flexibility, and forms a tough barrier against water, UV rays, fuel, oil, and salt. That combination helps the pavement resist cracking and oxidation through repeated freeze thaw cycles, while delivering a deep, uniform black finish that looks clean and professional.

The payoff is a longer lasting surface, stronger protection between maintenance cycles, and better long term value for your property.

- ✓ Penetrating, lasting protection
- ✓ Resists fuel, oil and salt
- ✓ Reinforces against heavy traffic
- ✓ Built for freeze thaw cycles
- ✓ Restores a rich, uniform black finish
- ✓ Extends overall pavement life



# WHO WE SERVE

From single properties to managed portfolios, we tailor our approach to the needs of each client, with the same standard of workmanship and communication on every site.



## HOMEOWNERS

Driveway sealcoating, repairs, and extensions that protect curb appeal and your home's value.



## PROPERTY MANAGERS

Dependable execution, clear communication, and proper documentation for multi property planning.



## COMMERCIAL OWNERS

Parking lot maintenance that protects assets, controls costs, and keeps sites safe and presentable.



## INDUSTRIAL OPERATORS

Durable maintenance and repairs for high traffic, high demand surfaces across Ontario.

We are continually expanding our commercial and industrial division, supporting property managers and operators who require structured maintenance, reliable scheduling, and long term pavement protection strategies.

# FAQ

## **HOW LONG DOES SEALCOATING LAST?**

For most properties, sealcoating lasts roughly 2 to 3 years before reapplication is recommended, depending on traffic, weather, and surface condition. Higher traffic surfaces may benefit from more frequent maintenance. A structured plan keeps protection consistent over time.

## **HOW OFTEN SHOULD I SEALCOAT AND FILL CRACKS?**

As a general guideline, sealcoating every 2 to 3 years and addressing cracks as they appear provides reliable protection. We recommend an inspection so we can match a schedule to your specific surface and how it is used.

## **WHEN IS THE BEST TIME OF YEAR FOR ASPHALT MAINTENANCE?**

Sealcoating and crack filling are best completed in mild, dry conditions, typically through the warmer months. Avoid sealing when rain is in the forecast or temperatures are too low, since moisture and cold interfere with proper curing. Spring and summer schedules fill up quickly, so early booking is recommended.

## **HOW SOON CAN I DRIVE OR PARK ON A FRESHLY SEALED SURFACE?**

Fresh sealcoat typically needs about 24 to 48 hours to cure before normal traffic, depending on temperature and humidity. We confirm the specific timeline for your project and plan the work to minimize disruption.

# FAQ

## **WILL THE WORK DISRUPT MY BUSINESS OR TENANTS?**

We plan and schedule around your operations and communicate clearly throughout, completing sections in stages where needed so your property stays accessible and safe while the work is done.

## **WHAT PRODUCTS DO YOU USE?**

We use premium oil based sealcoat, professional grade hot rubber crack filler, and traffic grade line paint, all selected to perform in Ontario's climate so we can stand behind the results.

## **IS SEALCOATING JUST FOR APPEARANCE?**

No. While sealcoating restores a clean, uniform black finish, its primary purpose is protection. It is a cost control strategy that shields the surface, slows deterioration, and extends pavement life.

## **HOW MUCH DOES IT COST, AND DO YOU OFFER QUOTES?**

Cost depends on the size and condition of the surface and the services required. We provide fast, detailed, and free quotes after assessing your property, so you know exactly what to expect before any work begins.

# WHY CHOOSE US

Property owners and managers across Ontario choose Action Paving for one reason: dependable results, delivered with structure. Established in 2019, we have built our reputation on preventative maintenance, premium materials, and trained crews who do the job right the first time.

We protect your asphalt early to reduce long term capital costs, we communicate clearly from quote to completion, and we treat every property, large or small, with the same standard of care.

**2019**

ESTABLISHED

**5.0★**

AVERAGE RATING

**100%**

FULLY INSURED

**GTA**

& ONTARIO WIDE

★★★★★ **GOOGLE REVIEWS**

**HOMESTARS**

**BEST OF HOUZZ**

**TRUSTEDPROS**

*"Our parking lot looks brand new, smooth, clean, and professionally marked. The team was organized, punctual, and made sure every detail was perfect."*

**JULIA V. — GOOGLE REVIEW**

*"The crew showed up on time, worked clean, and explained what they were doing along the way. Really solid work, highly recommend."*

**KIRYL K. — GOOGLE REVIEW**

# OUR COMMITMENT TO EXCELLENCE

At Action Paving, our commitment to quality and accountability runs through everything we do. From the first assessment to the final inspection, we prioritize structured work, premium materials, and meticulous attention to detail.

We believe every project deserves the same dedication, whether it is a single driveway or a large commercial lot. Our crews are trained and equipped to execute efficiently without cutting corners, and we hold ourselves to clear standards of communication and follow through.

Our goal is simple: **protect your pavement, protect your investment**, and leave you with results you can count on for years to come.



# SAFETY & INSURANCE

Safety is a priority on every site. We follow disciplined procedures to protect our team, your property, and everyone who uses it. That includes proper personal protective equipment, careful setup and signage, and clear coordination so work areas stay controlled while the job is completed.

We also plan around your operations and communicate throughout, minimizing disruption to tenants, employees, and customers. For property managers who require proper documentation and dependable scheduling, our structured approach keeps projects organized and accountable.

For your peace of mind, Action Paving is **fully insured**, and our team is covered under **WSIB**. You can trust that your project is handled professionally, safely, and responsibly from start to finish.



## FULLY INSURED & WSIB

Coverage that protects your property and gives you peace of mind.



## TRAINED CREWS & PPE

Equipped and prepared, with ongoing focus on safe execution.



## MINIMAL DISRUPTION

Scheduling and staging that keep your site accessible and safe.



## PROPER DOCUMENTATION

Clear records and communication for accountable project management.

# WARRANTY

We stand behind our workmanship. Action Paving backs its sealcoating, crack filling, and repair work with a **workmanship warranty**, because we are confident in the materials we use and the way we install them.

If an issue covered by your warranty arises, we will respond and make it right. We believe in transparency and clear communication from the first quote through the life of the work, and we want every client to feel protected long after the crew has left the site.

Your pavement is an investment in your property. We take that seriously, and our warranty reflects our commitment to quality, durability, and your long term satisfaction. Specific warranty terms are confirmed with your detailed quote.



# AREAS WE SERVE

Based in Richmond Hill, Action Paving serves residential clients across the Greater Toronto Area and supports commercial and industrial properties throughout a wider Ontario footprint.

- Richmond Hill
- Vaughan
- Markham
- Toronto
- North York
- Scarborough
- Etobicoke
- Thornhill
- Maple
- Concord
- Aurora
- Newmarket
- King City
- Stouffville
- Mississauga
- Brampton
- Pickering
- Ajax

Do not see your community listed? We serve many surrounding areas across Ontario. Call us at **647-699-8415** and we will let you know how we can help.

LET'S GET STARTED

# THANK YOU

Thank you for taking the time to review our guide. Protecting your asphalt is one of the smartest, most cost effective investments you can make in your property, and we would be glad to help you do it right.

Whether you are planning maintenance for a single driveway or a portfolio of commercial sites, our team is ready to deliver structured, dependable results. Let's protect your pavement together.

 **CALL 647-699-8415**

REQUEST YOUR FREE QUOTE AT [ACTIONPAVINGINC.CA](http://ACTIONPAVINGINC.CA)



Protect Your Pavement. Protect Your Investment.

GET IN TOUCH

# CONTACT US



**CALL**

647-699-8415



**HOURS**

Monday to Sunday, 7:00 AM to 9:00 PM



**LOCATIONS**

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511 McNicoll Ave, Suite 201, North York, ON M2H 2E1



**ONLINE**

[actionpavinginc.ca](http://actionpavinginc.ca)



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PROTECT YOUR PAVEMENT.  
PROTECT YOUR INVESTMENT.