Parking Lot Inspection: Liability

Regular parking lot inspection is an important tool for identifying and correcting hazardous conditions. This checklist highlights areas to consider when inspecting existing parking lots for liability concerns.

	Yes	No	N/A
Parking Lot Construction			
Is lot enclosed by curb or fence?			
Are entrance(s) and exit(s) well marked?			
Is access to and from lot situated to favor right-hand turns?			
Is access to and from lot situated away from heavily traveled roadways?			
Are lane markings clear?			
Are white and yellow paint colors used in the same way to mean the same thing that they would mean on a public roadway?			
Is a contrasting paint color used on trip hazards, such as speed bumps, steps, etc.?			
Are pedestrians offered a safe walkway?			
Are wheel stops, berms, and speed bumps designed and marked to limit the chance of tripping or falling?			
Is the parking lot protected by adequate lighting to deter vandals and provide visibility?			
Are bollards used whenever possible, limiting the use of wheel stops?			
Temporary Hazards			
Is there snow or ice?			
Are there puddles of water? If yes, are there plans to repair the lot?			
Is there oil, grease, dirt, mud, or other foreign substance?			
Are there potholes or other deterioration requiring repair or repaying?			
Security Concerns			
Are security patrols performed?			
Do closed-circuit (CCTV) or digital video recording (DVR) cameras enable surveillance of parking facilities?			

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	Yes	No	N/A
Are security escorts provided to tenants upon request?			
Is there a call button communication system available for emergency use?			
If there are stairways in the parking lot, are they monitored by cameras, scream alert detectors, or motion detectors?			

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