



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.

Parking Lot Construction

	Yes	No	N/A
Is lot enclosed by curb or fence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are entrance(s) and exit(s) well marked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is access to and from lot situated to favor right-hand turns?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is access to and from lot situated away from heavily traveled roadways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are lane markings clear?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are white and yellow paint colors used in the same way to mean the same thing that they would mean on a public roadway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a contrasting paint color used on trip hazards, such as speed bumps, steps, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are pedestrians offered a safe walkway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are wheel stops, berms, and speed bumps designed and marked to limit the chance of tripping or falling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the parking lot protected by adequate lighting to deter vandals and provide visibility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are bollards used whenever possible, limiting the use of wheel stops?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Temporary Hazards

Is there snow or ice?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there puddles of water? If yes, are there plans to repair the lot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there oil, grease, dirt, mud, or other foreign substance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there potholes or other deterioration requiring repair or repaving?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Security Concerns

Are security patrols performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do closed-circuit (CCTV) or digital video recording (DVR) cameras enable surveillance of parking facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are security escorts provided to tenants upon request?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a call button communication system available for emergency use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If there are stairways in the parking lot, are they monitored by cameras, scream alert detectors, or motion detectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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