

TITLE: PARKING LOT  
VERSION: VI.3  
DATE PUBLISHED: 7/31/20

---

DEFINITION: A designated outdoor area for parking motorized vehicles.

PURPOSE: An area to park motorized vehicles.

NAME VARIANTS: Car park

COMMON MATERIALS: Concrete; Asphalt; Pavers; Dirt; Gravel; Green space

COMMON COMPONENTS: Pavement; Pavers; Wheel stop; Striping; Gravel

LOCATION:  Unit      None  
 Inside      None  
 Outside      Near or adjacent to buildings

MORE INFORMATION: For the purpose of this inspection, this item does not include parking garages.

---

DEFICIENCY 1: Parking lot has pothole(s)

LOCATION:  Outside

---

DEFICIENCY 2: Parking lot has ponding

LOCATION:  Outside

---

DEFICIENCY I — OUTSIDE: PARKING LOT HAS POTHOLE(S)

DEFICIENCY CRITERIA: Any one pothole is greater than 4 inches deep and 144 square inches wide.

OR

Any number of potholes taken cumulatively is greater than 4 inches deep and 144 square inches wide.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If parking lot has pothole(s), then there is potential for increased risk of injury from tripping or falling.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If parking lot has pothole(s), then resident may not be able to fully utilize a feature that is expected to be provided and maintained as part of their rent.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	If parking lot has pothole(s), then there is an increased risk of damage to resident's vehicle.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If parking lot has pothole(s), then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If parking lot has pothole(s), and they are extensive, then it may require significant expenditures to repair.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If parking lot has pothole(s), then this deficiency can be seen by the public and may result in reputational harm.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look for pothole(s) in parking lot.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure all potholes in the parking lot.  
- Determine the number of square inches in the impacted area.
- More Information:** - None

---

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - Distance measuring device
- USEFUL:** - None
-

DEFICIENCY 2 — OUTSIDE: PARKING LOT HAS PONDING

DEFICIENCY CRITERIA: More than 3 inches of water has accumulated in a parking lot and 5% or more is unusable.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If parking lot has ponding, then infestation (e.g. mosquitos) may occur and expose resident to health hazards.
R2	Safety	Indirect	Resident could be injured because of this condition.	If parking lot has ponding, and it obscures other hazards, then the resident's risk of injury may increase.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If parking lot has pothole(s), then resident may not be able to fully utilize a feature that is expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If parking lot has ponding, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If parking lot has ponding, and it is extensive, then it may require significant expenditures to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If parking lot has ponding, then there may be a structural issue associated with settling.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If parking lot has ponding, then this deficiency can be seen by the public and may result in reputational harm.

INSPECTION PROCESS:

OBSERVATION: - Look for ponding in a parking lot.

REQUEST FOR HELP: - None

- ACTION:**
- Measure the depth of ponding water.
  - If 3 inches or greater in depth, measure the square footage of ponding area.
  - Calculate the percentage of unusable space using the following formula:  
(Overall square footage of the parking lot - effected area) / remaining total area of the parking lot

**More Information:** - None

---

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - None

**SUMMARY OF CHANGES**

**TITLE:** PARKING LOT  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
<b>Deficiency 1</b>	<b>Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 2</b>	<b>Added by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		

Tools or Equipment	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Rationales	Updated following in-house review and public comment	VI-2	2019-12-26