

TITLE: PARKING LOT
VERSION: V2.1
DATE PUBLISHED: 4/2/21

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 spaces

COMMON COMPONENTS: Pavement; Pavers; Wheel stops; 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.
 OR
 Any number of potholes taken cumulatively are greater than 4 inches deep and 144 square inches.

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, 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 a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then the resident may not be able to fully use 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 a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then there is an increased risk of damage to the 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 a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then it will likely be identified during routine maintenance activities, and the presence of this deficiency 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 a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, 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 a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then this deficiency can be seen by the public and may result in reputational harm.

INSPECTION PROCESS:

- OBSERVATION:** - Look for pothole(s) in the 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
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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 of the parking lot is unusable.

HEALTH AND SAFETY DETERMINATION: Standard
 The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then infestation (e.g., mosquitos) may occur and expose the resident to health hazards.
R2	Safety	Indirect	Resident could be injured because of this condition.	If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, 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 more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then the resident may not be able to fully use 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 more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then it will likely be identified during routine maintenance activities, and the presence of this deficiency 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 more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, 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 more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, 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 more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then this deficiency can be seen by the public and may result in reputational harm.
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INSPECTION PROCESS:

- OBSERVATION:** - Look for ponding in a parking lot.
- REQUEST FOR HELP:** - None
- ACTION:**
- Measure the depth of the ponding water.
 - If it is 3 inches or greater in depth, measure the square footage of ponding area.
 - Calculate the percentage of unusable space using the following formula:
 - $(\text{Overall square footage of the parking lot} - \text{effected area}) / \text{remaining total area of the parking lot}$
- More Information:** - None

TOOLS OR EQUIPMENT:

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

SUMMARY OF CHANGES

TITLE: PARKING LOT
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Deficiency 2		V2.0	2020-10-28
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Common Materials	Revised common materials	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable location – Outside	V1.3	2020-07-31
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		
Deficiency 2	Added by inspectable location — Outside	VI.3	2020-07-31
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