

Parking Lot

Definition: A designated outdoor area for parking motorized vehicles.

Please note: For the purposes of this inspection, this item does not include parking garages.

Name car park

Variants:

Most concrete, asphalt, pavers (solid and porous), dirt, gravel, green spaces

Common

Materials:

Most pavement/pavers, wheel stops, striping, gravel

Common

Components:

Location & Inspection of Parking Lot

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Ability to bend, stoop, or kneel
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Tools for Location & Inspection	Useful:	length measuring device
	Required:	None

Common Locations:	Outside:	Near or adjacent to buildings
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How to Locate:	Visual Observation:	Look at the end of access and connector roads on a property.
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Possible Deficiencies:	Deficiency 1:	Parking lot has pothole(s)
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Deficiency 1: Parking lot has pothole(s)

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases risk of injury caused by tripping or falling (someone riding a motorcycle, bike, or skateboard across the parking lot).
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look for pothole(s) in parking lot.
	Action:	Measure all potholes in the parking lot.
Record deficiency if:	Any one pothole (or a number of potholes taken cumulatively) is greater than 4 inches deep and 12 x 12 inches wide.	