

Parking Lot Maintenance Checklist for Property Managers

Establishing a property maintenance plan is essential to maintaining the value of your investment as well as building strong visual appeal for prospective and current customers or residents.

Please use this checklist to help you recognize areas on your property that need to be properly maintained to reduce potential costs and liabilities.

Parking	Yes	No
Pavement stripes clearly visible against the parking lot pavement.	<input type="checkbox"/>	<input type="checkbox"/>
Minimum number of accessible parking spaces in the lot.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lot signs are in good condition and legible.	<input type="checkbox"/>	<input type="checkbox"/>
Designated parking spots for motorcycles.	<input type="checkbox"/>	<input type="checkbox"/>
Trip hazards in walkways.	<input type="checkbox"/>	<input type="checkbox"/>
Snow is removed properly from lot.	<input type="checkbox"/>	<input type="checkbox"/>

Pavement	Yes	No
Pavement is regularly swept to keep it free of gravel, glass, rocks, and other debris.	<input type="checkbox"/>	<input type="checkbox"/>
Oil stains are removed with chemicals, or removed and replaced based on severity.	<input type="checkbox"/>	<input type="checkbox"/>
Pavement is sealcoated once every 3-5 years to protect your investment.	<input type="checkbox"/>	<input type="checkbox"/>
Potholes and cracks are fixed/filled to avoid a larger cost in the future.	<input type="checkbox"/>	<input type="checkbox"/>
Standing water on pavement - i.e. duck ponds.	<input type="checkbox"/>	<input type="checkbox"/>
Water pooled up near edge of pavement.	<input type="checkbox"/>	<input type="checkbox"/>

Building Exterior

	Yes	No
Holes or cracks in the walls and foundation.	<input type="checkbox"/>	<input type="checkbox"/>
Surfaces are protected and no peeling or flaking paint.	<input type="checkbox"/>	<input type="checkbox"/>
Loose shingles, missing or unsecured roofing materials.	<input type="checkbox"/>	<input type="checkbox"/>
Gutter and downspouts are cleared of debris and leaves, and not directed across pavement if possible.	<input type="checkbox"/>	<input type="checkbox"/>
Sprinklers are directed to drain through the grass or lawn. Heavy watering in islands late in the fall can lead to potential frost issues, such as cracking.	<input type="checkbox"/>	<input type="checkbox"/>
Dumpsters placed and enclosed as required. Concrete landing pads are recommended in front of dumpsters to avoid rutting of asphalt.	<input type="checkbox"/>	<input type="checkbox"/>
Trees and bushes are planted away from parking lot.	<input type="checkbox"/>	<input type="checkbox"/>
Existing roots near pavement are trimmed or dug out to prevent root damage to pavement.	<input type="checkbox"/>	<input type="checkbox"/>

Is it time to call the experts at Peterson Grading & Paving, Inc. to receive a free quote on parking lot & driveway repairs including crack-filling, sealcoating, asphalt overlay and more?

Visit grade pave.com for more information or request a quote today.