



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"/>



COPYRIGHT ©2014, ISO Services, Inc.

CH-40-40 1/28/14

The information, suggestions and recommendations contained herein are for general informational purposes only. This information has been compiled from sources believed to be reliable. Risk Consulting Services do not address every possible loss potential, law, rule, regulation, practice or procedure. No warranty, guarantee, or representation, either expressed or implied, is made as to the correctness or sufficiency of any such service. Reliance upon, or compliance with, any recommendation in no way guarantees any result, including without limitation the fulfillment of your obligations under your insurance policy or as may otherwise be required by any laws, rules or regulations. No responsibility is assumed for the discovery and/or elimination of any hazards that could cause accidents, injury or damage. The information contained herein should not be construed as financial, accounting, tax or legal advice and does not create an attorney-client relationship.

This document is not intended to replace any recommendations from your equipment manufacturers. If you are unsure about any particular testing or maintenance procedure, please contact the manufacturer or your equipment service representative.

American International Group, Inc. (AIG) is a leading global insurance organization. AIG member companies provide a wide range of property casualty insurance, life insurance, retirement solutions, and other financial services to customers in more than 80 countries and jurisdictions. These diverse offerings include products and services that help businesses and individuals protect their assets, manage risks and provide for retirement security. AIG common stock is listed on the New York Stock Exchange. Additional information about AIG can be found at www.aig.com | YouTube: www.youtube.com/aig | Twitter: [@AIGinsurance](https://twitter.com/AIGinsurance) www.twitter.com/AIGinsurance | LinkedIn: www.linkedin.com/company/aig. These references with additional information about AIG have been provided as a convenience, and the information contained on such websites is not incorporated by reference into this document.

AIG is the marketing name for the worldwide property-casualty, life and retirement, and general insurance operations of American International Group, Inc. For additional information, please visit our website at www.aig.com. All products and services are written or provided by subsidiaries or affiliates of American International Group, Inc. Products or services may not be available in all countries and jurisdictions, and coverage is subject to underwriting requirements and actual policy language. Non-insurance products and services may be provided by independent third parties. Certain property-casualty coverages may be provided by a surplus lines insurer. Surplus lines insurers do not generally participate in state guaranty funds, and insureds are therefore not protected by such funds.

© American International Group, Inc. All rights reserved.