



**ALWAYS AWAKE.  
ALWAYS ON GUARD.**

# LotGuard

Parking Lot Maintenance  
Checklist for Property  
Managers

# Parking Lot Maintenance Checklist for Property Managers

For property managers and commercial property owners, a parking lot is one of the highest-liability areas on any site. It's also one of the most overlooked and neglected. Minor cracks are often ignored until they develop into potholes, and poor lighting increases the risk of crime, putting tenants and visitors at risk.



This **parking lot maintenance checklist for property managers** provides practical steps to identify hazards before they turn into lawsuits. It covers everything you need to know, from pavement deterioration inspections to signage and security monitoring. Follow it consistently, and you'll catch problems early, control costs, and demonstrate due diligence to insurers and regulators alike.

# Why Parking Lot Maintenance Matters

A recent survey found that **67% of commercial property managers** have documented parking lot hazards that **haven't been repaired**, and **89%** operate on a "reactive maintenance" model, **only fixing problems after they've already caused damage**. For most property owners, being reactive to safety hazards is costly and can often result in a liability claim.



Here are the benefits of making regular maintenance a top priority:

- **Less Liability Risk**
- **Tenant Retention and Curb Appeal**
- **Improved Traffic Flow**
- **Asset Protection**
- **Reputation and Safety**
- **Cost Control**



# 7 Common Causes of Parking Lot Damage

Understanding what's degrading your parking lot makes it easier for issues to be identified and addressed early, helping to prevent minor problems from developing into more serious and costly repairs.

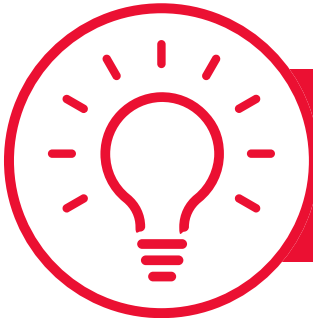


# 7 Parking Lot Maintenance Tips

Most parking lot damage is preventable. A well-maintained parking area improves safety, reduces liability, and protects the long-term value of your property. The commercial parking lot maintenance checklist below helps you catch issues early and fix them while they're still manageable:

Maintenance Task	Frequency	Notes
Surface Inspections	Quarterly/ seasonally	Best seasons for inspections and repairs: spring and fall
Crack Sealing	Biannually	Sealcoating every 2-3 years
Lot Sweep and Clean Up	Monthly	Regular sweeping monthly; power washing quarterly
Signage and Line Striping	Annually	Restripe parking bays after sealcoating
Drainage Inspection	Biannually and after major storms	Clear drains and gutters before winter
Perimeter and Landscaping Checks	Monthly	Ensure sightlines are clear
Security Audit	Monthly	Ensure surveillance systems are working, improve lighting, and remove graffiti (i.e., visible signs of neglect) swiftly

# 7 Parking Lot Maintenance Tips



## Tip #1: Conduct regular parking lot inspections

Walk the parking space each season and look for:

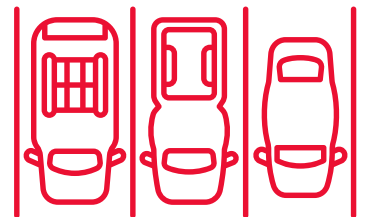
Small cracks, potholes, and/or surface damage

Standing or pooling water after severe weather conditions

Uneven surfaces and/or trip hazards

Lighting, including dim or low-light areas

Signs of fading, oxidation (gray/brittle look), or general surface wear



Early detection prevents small problems from escalating into major structural failures.

# 7 Parking Lot Maintenance Tips



## Tip #2: Seal cracks promptly

Surface cracks are the most common issue for parking spaces and should be inspected biannually. Here are a few different kinds and how to treat them:

**Hairline cracks:** Minor cracks that can usually be treated with crack sealing to prevent water intrusion.

**Alligator cracking:** Indicates structural failure and requires extensive repairs, such as patching (i.e., pothole repair) or full-depth replacements.

**Edge cracking:** Caused by poor drainage or erosion, and requires edge repair or surface patching.



Sealcoating should be done every 2-3 years to protect asphalt surfaces against UV damage, moisture, and oil stains. It's one of the most cost-effective ways to extend a lot's lifespan and reduce replacement costs.

# 7 Parking Lot Maintenance Tips



## Tip #3: Keep parking areas tidy

Property management teams should:



Schedule regular sweeping to remove debris, sand, and dirt (monthly)



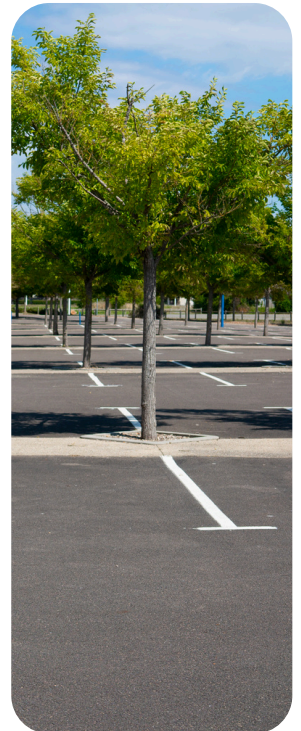
Schedule power cleaning at least 2-4 times per year



Remove trash and debris promptly, especially after storms



Clean oil stains and chemical spills using asphalt-safe products

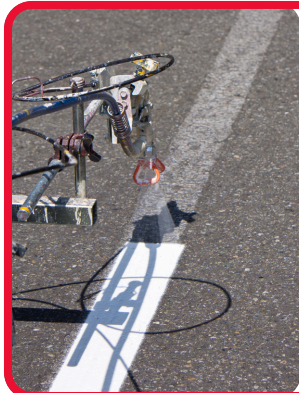


Clean surfaces drain better and experience less premature wear.

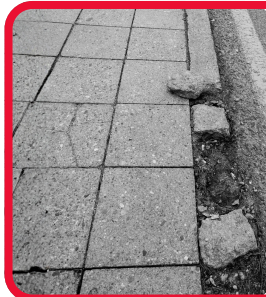
# 7 Parking Lot Maintenance Tips



## Tip #4: Maintain clear line striping and signage



Ensure new marking of parking stalls, fire lanes, and crosswalks every 1-2 years



Refresh curbs, loading zones, and no-parking areas at least once a year

Replace faded stop signs or damaged signage immediately

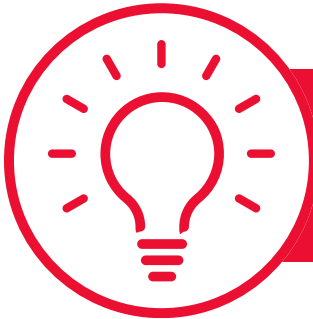


Ensure all accessible parking spaces are ADA-compliant (annually)



Clear parking lot striping and well placed signage improve traffic flow and significantly lower the risk of accidents or safety hazards.

# 7 Parking Lot Maintenance Tips



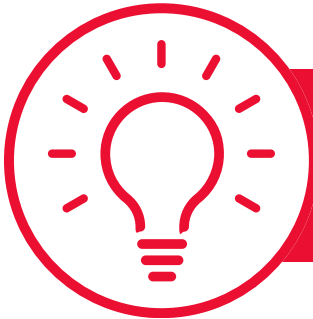
## Tip #5: Check drainage

Insufficient drainage speeds up pavement breakdown and creates slip hazards. **To prevent this:**

- ➔ Ensure drains, gutters, and curbs are clear (especially before rainy, winter weather)
- ➔ Address drainage and grading issues as soon as possible (ongoing)
- ➔ Ensure a minimum 1-2% slope toward drains by milling low areas
- ➔ Use grates for high traffic areas
- ➔ Hire a maintenance company to assist with drainage issues
- ➔ Add trench drains to prevent water intrusion



# 7 Parking Lot Maintenance Tips



## Tip #6: Check perimeters and landscaping

Overgrown vegetation creates blind spots and increases security risks around your commercial property. Proactive prevention helps maintain visibility and deter unwanted activity.

**For proactive prevention, follow these best practices:**



Keep sightlines clear, especially near entrances and exits to ensure potential hazards can be seen.



Schedule monthly perimeter and landscaping cleanups (e.g., mow lawn, trim bushes, prune flowers, etc.)



Install anti-climb perimeter fencing and proper lighting to discourage loitering, trespassing, and criminal behavior



# 7 Parking Lot Maintenance Tips



## Tip #7: Address safety and security concerns

Keeping parking lots safe should go hand in hand with property maintenance. Security inspections are best done monthly to ensure safety across all parking areas.

### Make sure to:

- ➔ Repair damaged pedestrian walkways
- ➔ Improve overall lot lighting
- ➔ Keep records of action/s to prove due diligence
- ➔ Remove graffiti, illegal dumping, and debris promptly
- ➔ Install surveillance systems with remote video monitoring to ensure continuous, around-the-clock protection.



ALWAYS AWAKE, ALWAYS ON GUARD

# Contact Us

Wireless CCTV LLC  
851 International Parkway  
Suite 140  
Richardson, TX 75081

T: 877 805 9475  
E: sales@wcctv.com  
E: service@wcctv.com

