

Vacant Property & Dark Store Parking Lot Inspection Checklist

For property managers overseeing **vacant retail spaces or dark stores**, maintaining the parking lot is **critical for preserving property value, attracting future tenants, and minimizing liability risks**. A neglected lot can **deter potential buyers or lessees, lead to costly repairs, and even expose the owner to ADA lawsuits and trip-and-fall claims**.

Use this checklist to **regularly inspect and maintain** the parking lot of your vacant properties.

General Pavement Condition

- Look for cracks, potholes, or deteriorating asphalt that could worsen without routine maintenance
 - Identify **alligator cracking** (intersecting cracks that signal structural failure)
 - Check for signs of **rutting, raveling, or depressions** caused by vehicle wear or water infiltration
 - Inspect for areas of **standing water or poor drainage**, which accelerate asphalt deterioration
-

Crack Sealing & Asphalt Maintenance

- Check for **new cracks forming**—cracks wider than ¼ inch should be sealed immediately
 - Inspect **previously sealed cracks** to ensure they remain intact
 - Identify areas that require **patching or resurfacing** before they develop into larger failures
-

Potholes & Trip Hazards

- Look for potholes that could damage vehicles or become a liability risk
 - Inspect sidewalks and pedestrian walkways for **raised concrete, cracks, or uneven surfaces**
 - Check for **loose debris or crumbling asphalt**, which can create hazardous walking conditions
-

ADA Compliance & Accessibility

- Ensure **handicap spaces are clearly marked** and meet ADA regulations
 - Inspect access ramps for **cracking, wear, or missing tactile indicators**
 - Verify that all **ADA signage is intact and visible**
-

Line Striping & Parking Space Markings

- Check if parking space lines, fire lanes, and directional arrows are **faded or missing**
 - Inspect pedestrian crosswalks and stop bars for **clarity and visibility**
 - Ensure loading zones and no-parking areas are **clearly designated**
-

Signage & Traffic Flow

- Ensure all **stop signs, directional signs, and regulatory signs** are in place and visible
 - Check for bent, faded, or missing signage that needs replacement
 - Verify **one-way and do-not-enter signs** to ensure proper traffic flow
-

Lighting & Security

- Inspect all **parking lot lighting** for burnt-out bulbs or non-functioning fixtures
 - Ensure adequate lighting in **high-traffic areas, entryways, and pedestrian zones**
 - Check for **vandalism, graffiti, or damaged security cameras**
 - Trim trees or landscaping that **block lighting or security views**
-

Drainage & Water Management

- Look for **standing water or ponding issues** that could indicate drainage problems
 - Check storm drains and catch basins for **blockages or debris buildup**
 - Ensure downspouts and gutters are **directing water away from asphalt surfaces**
-

Seasonal & Weather-Related Concerns

- Plan for **snow removal and de-icing** to prevent winter damage
 - Verify **proper drainage** before rainy seasons to prevent flooding
 - Inspect for **frost heave or pavement shifting** after temperature fluctuations
-

✓ Liability & Safety Risks

- Walk the entire parking lot to **identify potential trip hazards**
- Ensure smooth transitions between asphalt, curbs, and sidewalks
- Keep **fire lanes, hydrants, and emergency exits** clear and accessible
- Address issues **before they result in legal claims or costly repairs**

17 Inspection Frequency for Dark Stores & Vacant Properties

- **Monthly:** Walkthrough for major hazards (potholes, lighting, debris)
- **Quarterly:** Detailed inspection of asphalt condition, drainage, and compliance issues
- **Annually:** Professional pavement assessment for long-term repair planning

Why This Matters for Vacant Retail Properties

🚧 **Preserves Property Value:** A well-maintained lot keeps your retail space marketable and appealing to potential tenants or buyers.

🚧 **Reduces Liability Risks:** Proactively fixing trip hazards and ADA issues prevents costly lawsuits.

🚧 **Saves on Long-Term Repair Costs:** Preventative maintenance is significantly cheaper than full-depth pavement reconstruction.

🚧 **Improves Leasing Potential:** Retailers prioritize properties with **turnkey parking lots** that are safe, accessible, and professionally maintained.

Neglecting the parking lot **could cost thousands in lost lease revenue, legal claims, or major repairs.** If your vacant retail property needs a **cost-effective asphalt maintenance plan**, let's discuss how to keep your lot market-ready.





- Seal any open cracks to prevent water infiltration
- Inspect catch basins for sinkholes and collapsed blocks on the interior
- Inspect concrete surfaces for cracks, holes, heaving and tripping hazards



1933 Route 35- Suite 262 Wall NJ 07719
1-877-349-2774. www.FIXASPHALT.com