



# Winter Parking Lot Readiness Checklist

## SURFACE CONDITION CHECK

- Inspect for visible cracks
- Look for areas with raveling
- Identify faded striping
- Note raised edges or uneven pavement sections
- Take photos of problem areas

## WATER & DRAINAGE ASSESSMENT

- Identify low spots where water pools
- Check that drains and catch basins are clear
- Look for signs of sinking or uneven settlement

## IDENTIFY FREEZE-THAW RISK AREAS

- High-traffic lanes and loading zones
- Snowplow paths and turning radii
- Previously patched sections
- Areas near curbs, joints, and utility cuts

## PREVENTATIVE MAINTENANCE TO-DO'S

- Seal all active cracks to block water
- Apply sealcoating if pavement condition allows
- Repair potholes or structural failures before freezing temperatures
- Level low spots to prevent ice buildup
- Ensure markings are visible
- Install bollards to prevent accidents

## WINTER SAFETY & LIABILITY REVIEW

- Inspect crosswalks and pedestrian paths
- Verify ADA signs and markings remain visible in winter
- Identify areas prone to icing
- Establish consistent snow removal routine
- Ensure fire lanes remain clear of snow drifts and clearly marked
- Verify transitions remain smooth and compliant after freeze-thaw movement

## HOW A PROFESSIONAL EVALUATION CAN HELP

A professional pavement evaluation helps identify which issues require immediate repair and which can be safely planned for later. By prioritizing work based on risk, safety, and budget, property owners can avoid emergency surprises and build a smart pavement maintenance plan.



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