

The Property Manager's Pavement Liability Checklist

We highly recommend performing a walk-through of your property every quarter. If you check "Yes" to any of the following, your property may be at risk for a "Slip, Trip, and Fall" claim.

1. Pedestrian Pathways & Sidewalks

- Vertical Offsets:** Are there any "lips" or height differences between concrete slabs greater than 1/4 inch?
- Spalling/Pitting:** Is the surface of the concrete crumbling or creating loose gravel that could act like "marbles" under a pedestrian's foot?
- Tree Root Heaving:** Have nearby trees pushed up sections of asphalt or concrete, creating an uneven walking path?
- ADA Compliance:** Are your handicap ramps clearly visible?

2. Parking Lot Surfaces

- The "Quarter Test" for Cracks:** Are there cracks wider than the width of a quarter? (These allow water to destroy the base and grow into larger hazards).
- Alligatoring:** Do you see "webbed" cracking patterns? (This indicates structural failure and can hide deep depressions and form potholes).
- Potholes:** Are there any holes, regardless of size? (A pothole only 2 inches deep is enough to cause a significant ankle injury).
- Catch Basin Health:** Is the asphalt around your storm drains sinking or "dipping" below the metal grate?

3. Curbs & Transitions

- Broken Curbs:** Are sections of the curb missing or detached? (Broken curbing is a major trip hazard during nighttime or inclement weather).
- The Asphalt-to-Concrete Joint:** Is there a gap or a "drop-off" where your asphalt lot meets the concrete garage apron or sidewalk?

4. Drainage & Standing Water

- Bird Baths:** Does water pool in areas where people walk? (Standing water hides potholes and creates "slick" algae growth or ice hazards in winter).
- Gutter Flow:** Is water being diverted away from walking paths, or is it dumping onto sidewalks?