

Adequate Lighting on the Property



Why good lighting is a liability control, not just a utility bill

Adequate lighting means enough light for a person to safely do what they are there to do: walk to a car at night, climb a stairwell, find a unit entry, or read a sign. When lighting falls short, slips, falls, break-ins and vehicle accidents all become more likely, and the association's share of the blame grows with them.

Why It Matters

- Poor lighting is a common thread in premises claims: someone misses a curb, a step or a pothole they would have seen in daylight.
- Dark corners and unlit landscaping give people with bad intentions a place to wait. Millions of crimes a year happen in parking lots.
- Residents notice. A well-lit property feels safer, shows better, and supports property values.

Where Lighting Is Needed Most

- Parking lots and garages. Poor lighting hides cracks, wheel stops, curbs and oncoming vehicles, and makes it hard to judge distance.
- Stairways, both interior and exterior. Dim stairs make it hard to judge step height and depth, which leads to bad falls.
- Landscaped areas and shrubbery along walkways, entries and building corners, where concealment is the risk.
- Building entries, mail areas, trash enclosures, corridors and elevators.

Lighting Checklist

- ☐ All exterior common areas are lit: doors, walkways, vehicle entrances, parking areas and landscaping.
- ☐ All interior common areas are lit: corridors, stairwells, elevators, laundry and storage rooms.
- ☐ Someone is assigned to walk the property after dark on a set schedule and report burned-out or damaged fixtures.
- ☐ Photocells and timers are checked twice a year, especially after the clocks change.
- ☐ Replacement bulbs and a way to reach high fixtures are on hand, or the property manager has a vendor on call.

A simple habit

Add a night walk to the monthly inspection. It takes fifteen minutes and catches most lighting problems before a resident or a claim does.