EVANSVILLE CRIME FREE MULTI-HOUSING PROGRAM

# RENTAL PROPERTY SECURITY ASSESSMENT

## EPD Patch NEWC.P.T.E.D. Survey

***(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)***

***The following suggestions are made for the purpose of reducing the likelihood of criminal activity. While no guarantee can be stated or implied, the concepts of C.P.T.E.D. have proven themselves internationally. The Evansville Police Department offers the inspection as a public service, with the understanding that there is no way to predict or prevent all crime risks. The purpose of this inspection is to reduce the formability of crime, by making a good faith effort to provide a safe environment. Direct questions about this report to the Crime Free coordinators.***

**Property Name:**

**Address:**

**Phone:**

**Fax:**

**Manager/owner:**

***SUFFICIENT LIGHTING:***

**01. parking lots Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**02. interior halls Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**03. entryways Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**04. carports Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**05. sidewalks Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**06. common areas Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**07. recreation areas Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**08. swimming pool Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**09. dumpsters Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***LANDSCAPING:***

**10. perimeter trees Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**11. perimeter bushes Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**12. common area trees Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**13. common area bushes Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**14. around unit windows Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**15. around stairwells Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**16. around walkways Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**17. around perimeter lights Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**18. around building lights Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***LAUNDRY FACILITIES:* (Items 19-23 are *not* required, but are recommended.)**

**19. well-lighted facilities Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**20. self-closing/locking door Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**21. window in door/wall Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**22. money collected daily Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**23. cleanliness of facilities Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***POOL & FITNESS FACILITIES:* (Items 24-31 are *not* required, but are recommended.)**

**24. posted rules/legible Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**25. pool equipment Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**26. pool depth marked Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**27. telephone near pool Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**28. surveillance into pool area Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**29. fences/gates/maintenance Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**30. fitness facility well-lighted Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**31. surveillance into fitness area Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***EXTERIOR OF BUILDINGS:* (Item 33 *not* required, but recommended.)**

**32. building/apt #'s posted Pass** **[ ]  Fail** **[ ]**

**33. paint condition Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***EXTERIOR OF RENTAL UNITS:***

**34. exterior doors Pass** **[ ]  Fail** **[ ]**

**35. deadbolt (1” throw) Pass** **[ ]  Fail** **[ ]**

**36. 180° eye viewer Pass** **[ ]  Fail** **[ ]**

**37. security strike plate/3” screws Pass** **[ ]  Fail** **[ ]**

**38. windows (secondary locks) Pass** **[ ]  Fail** **[ ]**

**39. sliding doors (secondary locks) Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***MISCELLANEOUS OBSERVATIONS:* (Items 40-55 are *not* required, but are recommended.)**

**40. stair safety Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**41. electrical panels Pass** **[ ]  Fail** **[ ]**

**42. graffiti removal Pass** **[ ]  Fail** **[ ]**

**43. exterior trim Pass** **[ ]  Fail** **[ ]**

**44. site map posted Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**45. key control Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**46. speed bumps painted Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**47. parking lot asphalt Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**48. parking space #'s Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**49. litter control Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**50. exit signs Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**51. mail box security Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**52. exterior fencing Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**53. interior fencing Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**54. gate security Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**55. landscape rocks Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments:**

***OFFICE POLICIES:*  (Items 56-60 are *not* required, but are recommended\*.)**

**56. screening procedures Pass** **[ ]  Fail** **[ ]**

**57. CFMH Phase certificates Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**58. addendum presentation Pass** **[ ]  Fail** **[ ]**

**59. staff training Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**60. cash handling policies Pass** **[ ]  Fail** **[ ]  N/A** **[ ]**

**Comments: \*Usage of a Crime Free Lease Addendum not required as long as language to the same effect is utilized in the lease, and specified during lease proceedings.**

 ***Overall Comments:***

What is C.P.T.E.D.?

Crime Prevention through Environmental Design (aka, C.P.T.E.D.) follows the concept that a person’s behavior can be influenced through changes in the physical environment. This can entail the strengthening of natural surveillance and territorial reinforcement, implementing a hierarchy of space, and utilizing transition zones while emphasizing target hardening precepts. Simply put, by modifying elements such as lighting and landscaping and a myriad of (often) simple physical elements, a property owner can make great strides towards dissuading criminal activity.

Notes listed in each individual section.

**Inspected By: Officers Krogman/Corbin Badge# 1293/1259 Date:**

**If you have any questions about this survey, please contact The Evansville Police Department Crime Free Multi-Housing Coordinators @ 812-435-6135**