



VULNERABILITY ASSESSMENT – Environmental Security Design & Engineering

Location Address:	
Property Owner:	
Hours of Operation:	Property Use:
Contact Person:	Phone:
Assessment by:	Date:

This Vulnerability Assessment review and report has been made at the request of the listed person for their property. This is a guide for improving the safety and livability of your property. **While every effort has been made to incorporate into this report reasonable means to reduce the opportunities for criminal activity to occur, there is no express or implied guarantee that if suggestions are implemented that no criminal activity will take place.**

TERRITORIAL REINFORCEMENT:
People have an innate desire to protect or defend space which they occupy. Territoriality involves establishing ownership of space. Territoriality can be encouraged by activities and management techniques that reduce large impersonal spaces to smaller spaces that people can personalize and claim as theirs.

PROPERTY BOUNDARIES AND MARKINGS	YES	NO	N/A		
1. Address numbers and company name posted and visible from street, illuminated at night.					
2. Building and unit numbers posted and visible					
3. Community locator map or directory at main entrance					
4. Property boundaries identified and discernable					
5. Boundary markers					
6. Entry and Exit Points (Access Control)					
7. Fencing					
8. Legitimate activity support / Land use conflicts					
General Impression:	Very Poor:	Poor:	Adequate:	Good:	Excellent:
Comments:					

ACCESS CONTROL: <i>By controlling access we direct people into buildings or sites at specific points that can be more easily watched and controlled. Decreases criminal opportunities by restricting access, increasing risks perceived by offender by controlling or restricting their movements.</i>	YES	NO	N/A
1. Main entry defined and monitored			
2. Police/Fire/EMS access?			
3. Limited number of entry/exit points, defined or marked to control access			
4. Adequate vehicle and pedestrian circulation. No pedestrian-vehicle conflicts?			
5. Unmonitored areas secured or under some type of surveillance			
6. Entrapment zones eliminated by access control			
7. Unwanted activities controlled by CPTED (ie. rollerblading on handrails)			
Comments:			

PARKING – EMPLOYEE	YES	NO	N/A
1. Security of lot			
2. Lighting			
3. Access Control – Entry & Exit			
4. Transition Zones – Vehicle and Pedestrian circulation			
Comments:			

PARKING – CUSTOMER / PUBLIC PARKING	YES	NO	N/A
1. Security of lot			
2. Lighting			
3. Access Control – Entry & Exit			
4. Transition Zones / Pathways / Vehicle and Pedestrian circulation			
5. Setback to buildings			
6. Barriers / Planters / Bollards			
7. Pedestrian Movement Predictors			
Comments:			

NATURAL SURVEILLANCE:

For people to take action to defend property or to prevent crime they must be able to see illegal acts taking place. Surveillance puts the offender under threat of being observed, and therefore, identified and apprehended. Surveillance depends on “ownership” – a territorial investment by the legitimate user.

LIGHTING FOR SECURITY:		YES	NO	N/A
<i>Adequate lighting will eliminate pools of light with darkness between, without creating glare. Lighting in common areas should be enough to allow someone to read newspaper headline or license plate at night.</i>				
1.	All entry/exit points illuminated			
2.	Pathways			
3.	Covered parking areas & garages			
4.	On-site parking			
5.	Mail pickup/delivery sites			
6.	Unit/Building Entry & Exit points			
7.	Stairways			
8.	Office and commercial areas			
9.	Common use areas			
10.	Recreational / Public areas			
General Impression: Very Poor: ____ Poor: ____ Adequate: ____ Good: ____ Excellent: ____				
Distribution: Too Dark: ____ Too Bright: ____ Dark Spots: ____ Even ____				
Comments:				

LANDSCAPING:		YES	NO	N/A
<i>Landscaping can be used to define territory, control access and reinforce ownership.</i>				
1.	Shrubs trimmed down for natural surveillance			
2.	Trees trimmed up for natural surveillance			
3.	Landscaping/lighting conflicts? Trees and shrubs trimmed that block light fixtures, interfere with lighting patterns.			
4.	Eliminate adult size hiding places near windows and doors			
5.	Areas clear of landscape debris			
6.	Plantings allow limited access to windows or roof tops			
7.	Plantings do not block visibility of and from windows and doors			
General Impression: Very Poor: ____ Poor: ____ Adequate: ____ Good: ____ Excellent: ____				
Comments:				

BUILDING EXTERIORS	YES	NO	N/A
1. Access Control / Entry Security			
2. Entry/Exits Points limited, secured and illuminated.			
3. Entry points protected from vehicular assault			
4. Exterior building lighting			
5. Signage and markings			
6. Directional and Locator maps			
7. Exterior doors equipped with deadbolt locks, self closing and locking doors.			
8. Windows equipped with anti-lift/slide. Windows are shatterproof to reduce injuries.			
9. HVAC system intakes secure and protected			
10. Natural surveillance opportunities / Activity support			
11. Entrapment zones?			
General Impression: Very Poor: _____ Poor: _____ Adequate: _____ Good: _____ Excellent: _____			
Comments:			

BUILDING INTERIORS	YES	NO	N/A
1. Pedestrian circulation patterns			
2. Signage and markings			
3. Directional and Locator maps			
4. Interior building lighting			
5. Physical barriers to separate public reception from private offices			
6. Public Restrooms			
7. Physically separate shipping and receiving areas			
8. Mail room secured from HVAC intake			
9. Activity support for surveillance			
10. Exterior doors equipped with deadbolt locks, self closing and locking doors			
11. Windows equipped with anti-lift/slide and locks			
12. HVAC system controls secure and protected			
13. Natural surveillance opportunities			
14. Entrapment zones			
15. Legitimate activity support / Use conflicts			
General Impression: Very Poor: _____ Poor: _____ Adequate: _____ Good: _____ Excellent: _____			
Comments:			

COMMON AREAS	YES	NO	N/A
1. Public access restrooms			
2. Emergency phones and/or panic buttons – Location Signs			
3. Unmonitored areas secured or surveillance			
4. Storage areas			
5. Restrict access to inventory storage areas			
6. Common area breezeway shall be posted with unit numbers or letters			
Comments:			

MAINTENANCE / APPEARANCE / MANAGEMENT: <i>A well maintained space that appears to be “owned” by someone will attract legitimate law abiding users while discouraging illegitimate or disruptive users.</i>	YES	NO	N/A
1. Cut weeds and grass; landscaping maintained to reinforce ownership			
2. Does the space appear cared for? (<i>Property clean & free of debris; no visible litter, trash, discarded appliances, equipment, or debris in yards and common areas.</i>)			
3. Trash receptacles areas clean and safe; properly located. WMD secure?			
4. Stairways secure/free of debris			
5. No inoperable (undriveable) vehicles or vehicles parked on unimproved surfaces			
6. No visible graffiti on any surface. Graffiti removed within 24 hours of discovery.			
7. Repair deterioration to exterior structures, surfaces, fencing, walkways, and other features that would be considered in obvious need of repair.			
8. Maintenance staff wears uniforms and/or identification tags with photograph			
9. Clearly indicate visitor and vendor processing points at site entrances with clear signage, screening, and badging.			
10. Clearly delineate employee, visitor, vendor, and contractor status on badges along with the location and times they are allowed access.			
11. Hazardous materials secured? - Response plan?			
12. WMD materials present? - Response plan?			
13. Staff communications			
14. Accountability / Responsibility			
15. ICS procedures?			
16. Event CPTED – property mix use?			
17. Neighborhood or Apartment Watch program?			
General Impression: Very Poor: ____ Poor: ____ Adequate: ____ Good: ____ Excellent: ____			
Comments:			

MECHANICAL / PHYSICAL SECURITY:

Target hardening is a basic tool for providing for safety and security. It involves making targets resistant to criminal attack through the installation of locks, alarms or lighting. The use of proper hardware and security procedures can reduce the risk of unwanted behaviors and activities.

DOOR SYSTEMS	YES	NO	N/A
1. All exterior doors made of solid wood core or metal construction			
2. Door frames in good condition			
3. Wide-angle eye viewers on the exterior door. Waived when there is a window in, or immediately adjacent to the front door that would allow observation of visitors without unlocking the door.			
4. Deadbolt locks, with anti-wrench, tapered spinning collars, on all exterior hinged doors. Deadbolt extends minimum one inch into frame			
5. Strike plates fastened with a minimum of three inch screws			
6. Locks remastered or changed between tenants (on turns)			
7. Sliding glass doors with anti slide/lift modifications, and secondary security device			
8. For outward opening doors: pin the door hinges or use non-removable hinge pins, exterior latch covers			
9. Double doors should be locked by installing well-secured sliding bolts at the top and bottom of the inactive door. Install a deadbolt lock in the active door.			
10. Clearly mark shared exit doors. They should open easily with a panic bar, in the direction of path of travel. Illuminated emergency exit signs			
11. Put locks on outside fuse or circuit breaker boxes. Control access to phone panels			
Comments:			

WINDOW SYSTEMS	YES	NO	N/A
1. Sliding windows with anti-lift/slide modifications on ground floor windows and any upper-story windows that are easily accessible			
2. Double hung windows modified with pins or locks in addition to standard sash lock			
3. Louvered windows glass panes glued with epoxy to prevent removal			
4. Windows that crank open have secondary locking mechanism separate from the crank			
5. Windows equipped with anti-lift/slide. Windows are shatterproof to reduce injuries.			
Comments:			