



# VULNERABILITY ASSESSMENT – Environmental Security Design & Engineering

Location Address:	
Property Owner:	
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.*

<b>PROPERTY BOUNDARIES AND MARKINGS</b>	YES	NO	N/A
1. Address numbers 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			
<b>General Impression:</b> Very Poor: _____    Poor: _____    Adequate: _____    Good: _____    Excellent: _____			
<b>Comments:</b>			

**ACCESS CONTROL:**

*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.*

	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:****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:**

*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.*

	YES	NO	N/A
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:**

<b>BUILDING EXTERIORS</b>					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?									
<b>General Impression:</b>					Very Poor:	Poor:	Adequate:	Good:	Excellent:
<b>Comments:</b>									

<b>MAINTENANCE / APPEARANCE:</b>					YES	NO	N/A		
<i>A well maintained space will often keep criminals away. A criminal may feel out of place and WILL look out of place in a well maintained space.</i>									
1. Cut weeds and grass; landscaping maintained to reinforce ownership									
2. Does the space appear cared for? ( <i>Property clean &amp; 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. Neighborhood or Apartment Watch program?									
<b>General Impression:</b>					Very Poor:	Poor:	Adequate:	Good:	Excellent:
<b>Comments:</b>									

<b>LANDSCAPING:</b>					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									
<b>General Impression:</b>					Very Poor:	Poor:	Adequate:	Good:	Excellent:

**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.*

<b>DOOR SYSTEMS</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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. Windows at door covered so visitors cannot see in, observation possible from interior.			
5. Deadbolt locks, with anti-wrench, tapered spinning collars, on all exterior hinged doors. Deadbolt extends minimum one inch into frame			
6. Strike plates fastened with a minimum of three inch screws			
7. Locks remastered or changed between tenants (on turns)			
8. Sliding glass doors with anti slide/lift			
9. For outward opening doors: pin the door hinges or use non-removable hinge pins, <b>exterior latch covers</b>			
10. 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.			
11. Clearly mark shared exit doors. They should open easily with a panic bar, in the direction of path of travel. Illuminated emergency exit signs			
12. Put locks on outside fuse or circuit breaker boxes. Control access to phone panels			
<b>Comments:</b>			

<b>WINDOW SYSTEMS</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
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.			
<b>Comments:</b>			