



---

## Crime Prevention Through Environmental Design (CPTED) Home Evaluation CPTED Principles

There are three basic and overlapping principles in Crime Prevention Through Environmental Design:

- [Natural Surveillance](#)
- [Access Control](#)
- [Territorial Reinforcement](#)

### Natural Surveillance Review

Look at the property's natural surveillance potential:

- Are views from neighboring properties or streets obscured by landscaping or fencing?
- Are there any adult or juvenile-sized hiding spots around doors or windows?
- Are there areas of contrast and shadow around buildings where intruders can linger undetected?
- Are there any dark areas on the street that could hide an intruder, undetected?

If the answer to any of these questions is "yes," the property's natural surveillance potential needs to be improved.

Consider adding motion activated lights, reducing landscaping, or altering fencing so that intruders can be kept under observation.

Ways to create natural opportunities for residents, their neighbors, or police to view what is happening around homes:

- Keep shrubs trimmed below the window sill so they can easily look out on to the property and eliminate hiding places for criminals.
- Replace solid stockade type fences with more open fencing to eliminate hiding places and extend their view.
- Keep trees trimmed to get maximum illumination from street lights.
- Move their parking area so their vehicle is in front of the home, or in a position to be easily observed by them or their neighbors.
- Re-design the walkway to the house so that people using the walkway are always in plain view.

### Access Control Review

Look at the property's access control potential:

- Do people routinely violate the property and/or fence lines?
- Can this be done in an inconspicuous manner?
- Do people access the property in ways other than intended?
- Do any existing access routes lack natural surveillance?
- As a result of the placement or existence of outdoor furniture, equipment, and/or utilities, is there potential to access an otherwise inaccessible window, door or opening?

If the answer to any of these questions is "yes," the property's access control needs to be improved. Consider better control of undesired movements onto and within the property. Consider installing landscaping, fencing, or barriers to increase the conspicuousness of anyone breaching a boundary. Or reinforce an existing boundary that's already been subject to trespass.

When selecting fencing or landscape materials, take into account maintenance requirements and the impact of mature landscaping on natural surveillance. For maximum landscaping effectiveness, consider a species with thorns. Finally, keep furniture, equipment and/or utilities, wherever possible, away from otherwise inaccessible windows, doors, or openings. Remember, access control decreases crime opportunity.

#### Ways to Control How People Enter a Property

- Limit the number of ways people can enter the property.
- Bound the backyard with shrubs or fencing so people must use a gate or well defined walkway.
- Add a gate with a latch to the front yard fence – this will require a few extra seconds for someone to open it.
- Change the path to the door so they can observe someone as they approach.
- Replace inadequate door and window locks with good security hardware such as deadbolts.
- Consider installing an alarm system.
- Install a peephole in the door.

#### **Territorial Reinforcement Review**

Look at the property's territoriality:

- Do strangers regularly trespass on the property?
- Is the property being used as a short cut?
- Does the property ever have a vacant or unkempt look?
- Are there underutilized sections of the property where people feel comfortable loitering?

IF the answer to any of these questions is “yes,” the property's territoriality needs to be improved. Take steps to rectify this by creating or extending a sphere of influence around the property. For residences, this can be done through strategically placed markers, flowerbeds, low fences, walls, hedges, signage, better and/or more timely maintenance, and where loitering is a problem, assigning purposes to “leftover spaces.”

For residences, don't forget to create an “illusion of occupancy.” This is extremely important in deterring thieves. Accomplish this by making sure the lawn is maintained, the driveway is clean, and circulars and newspapers are picked up. Use timers to control lights and have someone check on the property when you are away on vacation.

Define and protect the territory in ways that say, “This is my space, I care about it. Someone will see you enter it. Someone will care about what you're doing when you are in it.”

- Keep the property well lighted at night – use automatic timers or photoelectric cells on spot lights.
- Plant and maintain decorative shrubbery which is neatly trimmed especially under windows and around doors.
- Extend the area of control to the street by planting low privet hedges around the perimeter or installing fences that will provide a border but not block the view.
- Keep the home clean and well maintained.
- Get together with neighbors to form a block watch. Together they can send a message that the street belongs to the residents, not the criminals
- Notice and ask questions of strangers who don't belong in their space.

## GENERAL SECURITY TIPS

---



### **Be wary of strangers:**

- Always know who is outside your door and what they want before you open it.
- Do not let strangers enter your home under any circumstances.
- Never tell a stranger you are home alone.
- Report suspicious persons or activity in the neighborhood to the police immediately.
- Consider having a watch dog.
- Keep windows partially or completely covered both day and night to keep casual observers from looking directly into your home and surveying your belongings.
- Do not mail cash, checks, money orders or anything with personal financial related information from your home mail box. Go to the post office or use a blue postal service mail deposit box.
- Lock all doors at night and every time you leave the house – even if it's just for a few minutes.
- Lock gate latches and shed doors after every use.
- Re-key or change locks whenever moving into a previously occupied location.
- Keep spare keys with a trusted neighbor, not under a doormat or planter, on a ledge or in the mailbox.
- Lock all garage doors when leaving the house or when they are out of view.
- Lock your car, take out the keys and garage door opener when it is parked, even if it's in the garage.
- Keep cash and other valuables in a bank.
- Keep a list of all valuable property in two safe places.
- Have a list of serial numbers for your guns, TV, DVD player, lawn mower, laptops, etc.
- Have a description or take a photo of other valuable property that does not have a serial number.
- Avoid unnecessary display or publicity of your valuables.
- Photograph and video tape the contents of your home.
- Develop a family plan for what to do if a burglar is breaking in or is already in the house.
- Leave the house undisturbed and call the police if you discover a burglary has been committed.
- Secure every bicycle with a U-bar lock or quality padlock and chain.
- Store grills, lawnmowers, and other outside valuables in a locked garage or shed, or if left out in the open, hide them from view with a tarp and securely lock them to a stationary point.
- Store firearms not ready for use unloaded and locked in storage boxes and secured with trigger guard locks.
- Use at least two light timers that have been set to turn the lights on and off in a logical sequence when you are away from home for an extended time period.
- Activate the alarm system (if you have one) when you leave home.
- Have mail and newspaper deliveries picked up by a neighbor or friend if you go away for a period of time.
- Ask a neighbor, friend, or relative to tend to the yard and watch the home while you are away.

## Crime Prevention Through Environmental Design (CPTED) Home Evaluation

### Home Security Assessment

Boxes marked “No” in the following check list indicate areas where you could take action to improve your home’s security. These are just some steps that you can take to decrease the likelihood that you or your home is targeted for a crime.

<b>Exterior Doors:</b>	<b>YES</b>	<b>NO</b>
Doors are solid hardwood, fiberglass or metal-clad		
Doors feature wide angle (min. 180 degrees) peepholes at heights everyone can use		
All entryways have a working, keyed entry lock and sturdy deadbolt lock installed into the frame of the door		
Doors are secured with a deadbolt lock (single or double cylinder) with a minimum 1 inch throw		
<ul style="list-style-type: none"> <li>➤ Deadbolt lock is double-cylinder type if there is a glass pane or other access within 40 in of lock</li> </ul>		
<ul style="list-style-type: none"> <li>➤ If double-cylinder deadbolt lock used, key is stored nearby but out of arms reach of any potential outside access</li> </ul>		
Door knob and deadbolt strike plates in door frames are installed with at least 3” screws		
If there are glass panels in or near doors:		
<ul style="list-style-type: none"> <li>➤ They are reinforced in some way so that they cannot be shattered, or</li> </ul>		
<ul style="list-style-type: none"> <li>➤ They are covered with metal bars, grillwork or other effective barricading material so that they cannot be used for access if shattered</li> </ul>		
Is your front entrance lit well enough to enable you to identify visitors at night?		
Did you change locks when you first moved into your home?		
Do you always lock all your doors when you are home for the night or when you leave your residence?		
<b>Windows:</b>	<b>YES</b>	<b>NO</b>
Do you check to make sure all windows are locked before you leave your home?		
Do you have good quality locks on all of your exterior windows?		
Are all of your exterior windows in plain sight and not hidden by shrubbery or trees that provide easy cover for a burglar to hide while forcing open the window?		

Do you make sure nothing is left lying around your home that would provide easy access to second floor windows, such as ladders?		
----------------------------------------------------------------------------------------------------------------------------------	--	--

<b>Garage and Sliding Doors:</b>	<b>YES</b>	<b>NO</b>
The door leading into the home from the garage is solid wood or metal-clad and protected with a quality keyed door lock and deadbolt		
If you have an overhead garage door equipped with an automatic opener, does it use a “rolling code” to foil “code grabbers?” If your overhead door is not equipped with an automatic opener, does it have good quality padlocks installed on both sides of the door?		
Do you always close your overhead garage door, even when you are at home?		
Ensure the sliding glass door is not installed backwards		

<b>Lighting:</b>	<b>YES</b>	<b>NO</b>
Do you keep a sufficient number of interior lights burning after hours to discourage burglars?		
Do you have exterior floodlights or similar lighting illuminating all sides of your home at night?		
Do you have flashlights and fresh batteries available in case of electrical failure?		

<b>Landscaping/Exterior Areas:</b>	<b>YES</b>	<b>NO</b>
Do you keep all gates on fences locked with a quality outdoor lock?		
Have you trimmed all bushes and shrubs to provide visibility to all windows and to prevent people from hiding near doors and windows?		
Have you cut back all branches from trees that might provide easy access to second floor windows?		
Do you keep all outside home equipment (lawnmowers, bicycles, ladders, etc.) secured in a fenced-in area or locked storage shed or chained to a fixed, immovable object?		
If you have a pool, are all exterior doors leading to your pool area equipped with a specific door alarm that alerts when someone has exited without using a bypass/reset?		
If your pool area has a secondary fence, are the gates secured with a gate lock or auxiliary padlock?		
Is your pool area or property line surrounded by at least a six foot high fence?		
Is your address clearly visible from the street in the event emergency responders need to find you quickly?		
Are there dark areas around the house, garage, or yard at night that would hide prowlers?		
Does every outside door have a bright, working light to illuminate visitors?		

Are floodlights used appropriately to ensure effective illumination?		
Are outdoor lights on in the evening, whether someone is at home or not; photocell or motion-sensitive lighting system installed?		

<b>Smoke/Burglar Alarms:</b>	<b>YES</b>	<b>NO</b>
Do you have a smoke alarm in each of the following areas: hallways near bedrooms, near the family room and kitchen, top of any stairway, basement and in the garage?		
Do you have a carbon monoxide detector in the house near the bedrooms and in the basement near the furnace?		
Do you replace the batteries in each of your smoke alarms on a regular basis?		
Do you test each of your smoke alarms on a regular basis?		
Do you have a quality burglar alarm system with a reputable company?		
Has your alarm company been instructed to notify the police before they call a contact person?		
Do you test your alarm system on a regular basis?		

<b>Emergency Plans:</b>	<b>YES</b>	<b>NO</b>
Do you have an evacuation plan established in case of a fire or other emergency?		
Are all residents aware of this plan?		
Have you established the best location to go to within the home in the event of a tornado or serious storm?		

<b>First-Aid:</b>	<b>YES</b>	<b>NO</b>
Do you have first aid kits available for both your family and visitors?		
Do all occupants know where to locate and how to use these kits?		
Do you and your family members know basic life-saving techniques, such as CPR?		

<b>Telephones:</b>	<b>YES</b>	<b>NO</b>
Do you have at least one telephone installed on every floor in case of emergency?		
Do you have "Caller ID" installed for obscene calls?		
Do you have emergency numbers to police, fire, gas, and electric (other than 911) near every telephone?		
Do you have a cell phone available in case of emergency such as a power outage?		
Does your telephone answering machine announce, "Sorry we're not home to take your call right now?"		

<b>Fire Extinguishers:</b>	<b>YES</b>	<b>NO</b>
Do you have at least one fire extinguisher in your home?		
Do you and your family members know where the fire extinguisher is kept?		
Has everyone in the home learned how to operate the fire extinguisher?		
Do you check the expiration date of the fire extinguishers on a regular basis?		

<b>Personal Possessions:</b>	<b>YES</b>	<b>NO</b>
Have you photographed all possessions including computers, furniture, pictures, jewelry, guns, etc. maintained on the premises?		
Have you recorded the make, model, and serial numbers for these items?		
Have you permanently marked all equipment that does not have a serial number?		
Have you made a duplicate copy of your inventory of possessions and do you maintain a copy off premises in the event of a burglary or fire?		
Do you keep valuables, such as money, checks, jewelry, insurance papers, passports, and wills in a locked, fireproof safe?		

<b>Personal Safety:</b>	<b>YES</b>	<b>NO</b>
Do you keep all guns safely stored in a locked box, safe, or vault?		
Are all guns stored separately from the ammunition?		
Are all guns intended for home protection equipped with a trigger guard lock?		
Have all members of your household been trained to treat every gun as though it were loaded?		
Do you leave house keys hidden outside?		