



Business CPTED Assessment

Assessment conducted on:

Assessment location:

Assessment Prepared by:

Chandler Police Department

Audit

Question	Response	Details
Community		Score (0/2) 0%
Do you know and communicate with the neighboring businesses?		
Do you have a good working relationship with the property owner/manager?		
Alarm System		Score (0/8) 0%
Does the property have an intrusion alarm system?		
Does the property have a surveillance system?		
If so, is the alarm system monitored by a professional company?		
Are sensors active, effective, and up to date?		
Does the alarm system have a backup battery system in case of power failure?		
Does the alarm system have a cellular or radio back-up in case of a telephone outage?		
Are all employees trained to operate the alarm system?		
Do you have an alarm permit, as required by Chandler City Code?		
<p>Alarm systems can provide a strong measure of security and are most effective when monitored by a professional and reputable organization. If you have an alarm that is not under permit or activating an alarm, go to https://www.chandlerpd.com/safety/alarm/ for more information and registration.</p>		
<p>Change keypad codes frequently. Often, employees share codes with people for different reasons and compromise your security. Also, don't use codes like your address number, last four of your phone number, or 1234. Yes, '1234' is still the most common 'security code' year after year.</p>		
Interior		Score (0/2) 0%
Are interior lights visible from the outside and left on when the property is unoccupied?		

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Are alternative entry points, such as skylights, crawl spaces, and vents are secured or locked?		
<p>A business that appears occupied is far less attractive to a criminal. The presence of someone inside increases the likelihood that suspicious activity will be noticed and reported. Additional deterrents, such as surveillance systems or doorbell cameras, can further discourage unwanted behavior.</p>		
Interior Property		Score (0/2) 0%
Do you have an inventory of equipment and valuables that is up to date?		
Does your inventory include pictures, make, model, serial numbers with current condition and value?		
<p>Create and maintain a detailed inventory of your property, updating it regularly. Include photographs, make, model, serial numbers, and the condition and value of each item. For items that lack identifying details, photographs are especially important. Keep a hard copy of this inventory off-site—such as with a trusted friend or family member—or store a digital version using one of many free online services. There are also several free mobile apps available to help you manage a home inventory.</p> <p>Secure small- to medium-sized valuables in a safe or lockbox, and bolt portable safes to a wall or floor to prevent them from being removed and opened later. Larger items—such as televisions, tools, and equipment—can be marked with an “Owner Applied Number.” This is a unique identifier known only to you, such as a brand, logo, or custom series of letters and numbers. Avoid using sensitive information, like your Social Security number, for this purpose.</p>		
Doors		Score (0/12) 0%
Are exterior doors solid hardwood, metal or metal-clad?		
Do the solid exterior doors have 180-degree peepholes at levels all employees can utilize?		
Are all exterior doors well lit?		
<p>Your front door is one of the most commonly targeted entry points to your home. Because it's normal for people to approach a front door, suspicious behavior may go unnoticed—especially if you're not part of a Neighborhood Watch and your neighbors are unfamiliar with who should or shouldn't be there. Solid-core doors are much more difficult to force open, and a peephole allows you and your family to see who is outside before unlocking the door.</p>		
Are all latch strike plates screwed into the frame with three-inch screws?		

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<p>Exterior door security can often come down to this one detail. Most standard strike plates are installed with short screws that only anchor into the door trim. Replacing them with screws that are three inches long (or longer) ensures the strike plate is secured to the door frame—and often into the structural framing of the home as well. Pair this with a deadbolt that extends at least one inch, and your door becomes significantly more resistant to forced entry, even if it flexes under impact.</p>		
<p>Are all deadbolt throws at least one inch long?</p>		
<p>Do exterior doors within 40 inches of glass, have deadbolts with double cylinders and a key?</p>		
<p>Are the double cylinder keys kept separate from the lock?</p>		
<p>Do service doors have quality deadbolts?</p>		
<p>A double-cylinder deadbolt requires a key on both sides of the door. Doors located near glass should use this type of lock to prevent someone from breaking the glass and simply reaching in to unlock it. For added security, the key should always be removed from the lock and stored out of reach.</p>		
<p>Are exposed hinges on exterior doors secured with welded pins or security hinges?</p>		
<p>Was the building rekeyed the last time an occupant moved in or out?</p>		
<p>This may seem obvious, but you might be surprised how often business properties are not rekeyed after someone moves out. Whenever there is a change in key-holding employees, consider having the locks rekeyed. This is especially important when you move in or when a tenant vacates the property.</p>		
<p>Are all garage doors kept secure when not actively in use?</p>		
<p>Crime can happen at any time of day, and most offenses are crimes of opportunity. An unlocked door in the middle of the day—when it seems everyone in the community is at work—might make a criminal think it's their lucky day.</p>		
<p>Are keys removed from parked vehicles and secured separately?</p>		
<p>Never leave keys inside a vehicle, even if it's parked in a closed garage. If a criminal breaches your garage security, they gain easy access to both your business and your vehicles.</p>		
<p>Windows</p>		<p>Score (0/2) 0%</p>
<p>Does every window on the property have a lock and is maintained locked?</p>		

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Consider using secondary locks or pins as an added layer of security.		
Are windows kept clean and clear so patrons and passers-by can see inside and employees can see outside?		
Windows covered and cluttered with advertisements or solid window coverings obscures the line of sight of interior/exterior activities, some being suspicious in nature.		
Outdoor Security & Landscaping		Score (0/9) 0%
Are address numbers at least 4-6 inches tall, illuminated and visible from the street?		
Large numbers that are well lit are easy for public safety responders to see from the road, including police, fire, and emergency medical. It also assists with wayfinding for patrons and deliveries.		
Can passers, patrons, delivery services, or first responders see your business without obstruction?		
Properly manicured landscaping and clean business space allows a clear view for neighbors, passersby or patrolling officers to see if there is something suspicious happening.		
Are entryways, sidewalks and delivery areas to the business sufficiently illuminated (at least 50ft visibility and discern facial features) at night?		
Most criminals don't want to be seen, either committing their crime or approaching their victim. Well-lit areas where people are commonly found, help to deter a criminal from selecting them as a target and provide an opportunity for a criminal to be seen approaching.		
At night, are all areas of the business illuminated every day either by a timer or photo-cell activation?		
Keeping all parts of your business well-lit deters criminals from selecting you as a target. Being seen or getting caught is one of the greatest concerns of most criminals. Making your business unattractive to criminals by being well-lit significantly reduces the risk of victimization.		
Are utility boxes padlocked or otherwise secured to prevent unauthorized access?		
Locking exterior utility boxes prevents criminals from manipulating your business environment. In today's world, most land-line phones are cordless and power-dependent. Furthermore, many businesses fail to maintain a fresh supply of batteries or flashlights. By cutting your power, an intruder can disable your communications and leave you vulnerable in the dark.		

Question	Response	Details
Are shrubs and bushes trimmed to a height of two feet?		
Are tree canopies trimmed to a height of at least six feet above the ground?		
<p>Keeping trees and bushes trimmed to maintain a clear line of sight between two and six feet makes it much more difficult for a criminal to hide on your property. It also improves visibility for neighbors and passersby. Furthermore, it reduces the chances of someone using your landscaping as cover to approach unnoticed.</p>		
Do you use hostile vegetation (thorny/spiny plants or ground cover) along fences or below windows?		
<p>Yes, they may be a “pain” to manicure at times, but criminals don’t like them either. Plants that “fight back” are excellent for areas where someone might try to access your business or property. Not only are they uninviting, but tasks like tampering with a window or climbing over a fence become much more difficult when close access is obstructed.</p>		
Do you use decorative rock or stone that makes noise when someone walks on it?		
<p>A loud crunching sound outside your window can be a strong cue to call the police and report suspicious activity. Not only does this type of ground cover deter criminals—especially given how sound carries at night—but if someone does step onto your property, that extra warning can make all the difference.</p> <p style="text-align: right;">Score (0/4) 0%</p>		
Are gate latches, garage doors, and sheds locked with quality padlocks?		
Is equipment, ladders, tools and other valuables kept locked inside or secured outside?		
Are trailers and other towable equipment kept behind locked fences, hitches secured with a padlock or both?		
Are business vehicles kept closed, locked and free of any personal items?		
<p>Many crimes are crimes of opportunity. This means a criminal moves through a community looking for unsecured items, open doors, and valuables that are easy to access. Don’t “invite” crime by making it too easy. Open garage doors and valuables left inside vehicles are among the most common targets for theft and burglary.</p>		