



Irving Community-One Program

C.P.T.E.D. SURVEY

(Crime Prevention Through Environmental Design)

Required items per level of program must pass inspection every 2-years with a minimum of 1 status check-up during the program participation period.

Property Name:		Address:	
Phone:		Fax:	Manager:
Management Company:		Phone:	
Date of Inspection:		Inspection Level:	

LANDSCAPING (Properly trimmed landscaping **is a requirement** for the intermediate silver level & fully certified gold level CPTED standards.)

Area	Pass	Fail	Comments
All Trees <i>Trimmed up to 7'</i>			
Perimeter Bushes <i>Trimmed down to 3'</i>			
Bushes around windows <i>Trimmed down to 3'</i>			
Bushes around stairwells <i>Trimmed not to block view</i>			
Bushes/Landscaping around walk paths <i>Trimmed down to 3'</i>			
Bushes/Landscaping around lights <i>Must not interfere with security</i>			
Other:			

SUFFICIENT LIGHTING (These items **are required** for fully certified gold level CPTED standards.)

Area	Pass	Fail	Comments
Perimeter			
Parking Lots			
Carports/Covered parking			
Sidewalks			
Common Areas			
Recreation Areas			
Swimming Pool/s			
Alleyways			
Easements			
Dumpsters			

MISCELLANEOUS (A clean and hazard free property **is a requirement** for fully certified gold level CPTED standards. A hazard creates a situation that invites crime or allows crime to occur on the property.)

Area	Pass	Fail	Comments
Cleanliness			
Graffiti			
Hazards			
Trespass signs posted			

EXTERIOR OF RENTAL UNITS (These items **are required** for fully certified gold level CPTED standards.)

Area	Pass	Fail	Comments
All exterior doors <i>Solid core or metal / undamaged</i>			
All exterior doors – single cylinder and privacy deadbolts (<i>1" minimum throw</i>)			
Eye viewers in all front doors (<i>180 degree view required</i>)			
Security strikeplate <i>3" screws required, except for metal frames</i>			
Sliding doors <i>Lift and slide protection on lower levels (upper levels with access)</i>			
Window <i>Secondary locks provided for each unit (thumb screw locks)</i>			
Address on building & unit numbers <i>Clearly Visible / good contrast of colors</i>			

The following items **are not required** to meet Irving Community-One CPTED requirements, but are recommended to improve safety and security of the property:

LAUNDRY FACILITIES:

- Well lighted facilities
- Self-closing/locking door
- Window in door/wall
- Money collected daily
- Cleanliness of facilities

COMMON AREAS:

- Ramadas/Picnic tables
- BBQ grills/Ash cans
- Litter receptacles
- Playground equipment
- Equipment maintenance
- Surveillance into area
- Access control to area
- Activity supports area

POOL AND SPA FACILITIES:

- Posted rules are legible
- Pool equipment
- G.F.I. outlets/electric
- CPR sign posted
- Pool depth marked
- Telephone near pool
- Surveillance into area
- Fences/gated/maintenance
- Chemical storage
- Activity supports area

EXTERIOR OF BUILDINGS:

- Building/apartment #s posted
- Rooftop #s painted
- Paint condition
- Windows/Screens
- Overall maintenance

MISC.:

- Cash handling policies
- Stairs/Railings
- Balconies
- Fire extinguishers
- Smoke alarms
- Fire lanes
- Fire hydrants
- Signs/posts
- BBQ policy
- Awnings
- Roof maintenance
- Electrical panels
- Exterior trim
- Site map posted
- Key control
- Curbs painted
- Speed bumps painted
- Parking lot asphalt
- Parking violations
- Parking space #s
- Balcony violations
- Window coverings
- Trip hazards
- Emergency lighting
- Exit signs
- Evacuation plan posted
- Mail box security
- Exterior and Interior fencing
- Gate security
- Water run-off
- Corrosion problems
- Landscape rocks

