

## MINNESOTA CRIME FREE MULTI-HOUSING PHASE II CPTED REPORT

\*\*The recommendations of this survey are not guaranteed to make your property "burglary, robbery or theft proof".  
It will, however, reduce the probability of losses occurring if properly applied and maintained.\*\*

Complex Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Complex Address: \_\_\_\_\_

Owner/Mgmt Co: \_\_\_\_\_ Contact Person: \_\_\_\_\_

ITEM	YES	NO	RECOMMENDATION
<b><i>GROUNDS &amp; EXTERIOR WALKWAYS/LIGHTING</i></b>			
Lighting adequate on walkways and pathways			REQUIRED FOR CFMH
Trees/shrubs clear from obstructing side/overhead			REQUIRED FOR CFMH
Traffic and parking control signs present and in good condition			
Speed bumps painted an in good condition			
Fences structurally sound and in good condition			
Lighting in parking lot, common use areas, on main entrances and address information			
Map of property posted (depicts rental office)			
Other:			
<b><i>BUILDING EXTERIOR</i></b>			
Entrance stairs in good condition			
Stair railings secure and in good condition			
Porches and railings secure and in good condition			
Building siding, signage, awnings, gutters and downspouts securely attached and in good condition			
Roof covering in good condition			
Doors, hinges and locks securely mounted and fully operational			
Prominent address identification and lighting			REQUIRED FOR CFMH
Individual apartment/unit/building numbered			
Fire escapes and emergency exits – free from obstructions and well identified			
Access controlled door			
Other:			
<b><i>RECREATIONAL FACILITIES</i></b>			
Playground equipment properly attached or secured			
Playground equipment in good condition, free from rust, sharp edges and on a safe/smooth surface			
Fencing properly installed and in good condition			
Adequate lighting present			
Rules posted			
Area clean and free from tree/shrub obstructions			
Other:			

ITEM	YES	NO	RECOMMENDATION
<b>INDIVIDUAL UNITS</b>			
Smoke detectors			
Deadbolts installed (1" throw bolt)			REQUIRED FOR CFMH
Eye viewers installed (180 degrees)			REQUIRED FOR CFMH
Window and sliding glass door locks/pins installed			REQUIRED FOR CFMH
Strike plates installed (3" screws)			REQUIRED FOR CFMH
Lighting fixtures properly attached and functional			
Key control/locks re-keyed between tenants			
Stairwells and hallways properly illuminated			
Handrails present and properly attached			
Carpet securely attached and in good condition			
Other:			
<b>SWIMMING POOL/SPA</b>			
Fences in good condition and prescribed height (4' minimum and 4" from ground)			
Gates and locks operational			
Rules conspicuously posted and readable			
Ladders attached securely			
Depth adequately marked			
Pool equipment present and in good condition (life buoys, life hooks, telephone, first aid kit)			
Adequate lighting directed towards pool			
Pool furniture in good condition			
Pool chemicals stored securely and safely			
Pool access restricted after hours			
Other:			
<b>MISCELLANEOUS</b>			
Exit doors open with path of travel			
Exit doors equipped with panic hardware			
Exit path clearly marked and free from obstructions			
Emergency lighting properly placed and operational			
Exit signs securely mounted, illuminated and in good condition			
Certificates posted			
Using Crime Free Lease Addendum			
Doing background checks on tenants/managers			
Evictions (from program)			
Knox Box (if building has a security door)			
Other:			

Inspection Conducted By: \_\_\_\_\_

Property Representative: \_\_\_\_\_

Date: \_\_\_\_\_