



Mesa Tri-Star Program  
Rental Property Security Assessment

**C.P.T.E.D. SURVEY**

(Crime Prevention Through Environmental Design)

***All the below items must pass inspection every 3-years with a minimum of 1 status check-up during the program participation period.***

Property Name:	Address:	
Manager:	Phone:	Fax:
Management Company:	Phone:	
Date of Inspection:	Compliance by date:	

**SUFFICIENT LIGHTING** (These items **are required** to meet minimum C.P.T.E.D. standards. Property owners and managers may refer to the IESNA (Illuminating Engineering Society of North America) standards for further information.)

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** to meet minimum C.P.T.E.D. 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			

**LANDSCAPING** (Properly trimmed landscaping **is a requirement** to meet minimum C.P.T.E.D. standards.)

Area	Pass	Fail	Comments
Perimeter Trees Trimmed up to 7'			
Perimeter Bushes Trimmed down to 3'			
Common area trees Trimmed up to 7'			
Around unit windows Trimmed below windows			
Around stairwells Trimmed not to block view			
Around walk paths Trimmed to 3' max			
Around perimeter lights Must not interfere with security			
Around building lights Must not interfere with security			
Other:			

**EXTERIOR OF RENTAL UNITS** (These items **are required** to meet minimum C.P.T.E.D. standards.)

Area	Pass	Fail	Comments
Exterior Doors Solid or metal undamaged			
Deadbolt locks on all exterior doors (1" minimum throw)			
Eye viewers in all front doors			
Security strikeplate 2" screws required, except for metal frames			
Hinges pinned on exterior hinges			
Sliding doors Lift and slide protection on lower levels unless access to upper levels			
Sliding windows Lift and slide protection on lower levels unless access to upper levels			
Windows/bushes Trimmed below sill			
Address on unit			
Exterior lighting Adequate security lighting in working order			

The following items **are not required** to meet Tri-Star 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

**Comments:**

**Mesa Tri-Star Program Disclaimer from the Mesa Police Department**

*The survey, results, analysis or recommended actions contains NO warranties or guarantees, either expressed or implied, related to the rental property security. The following suggestions are made for the purpose of reducing the likelihood of criminal activity. The concepts of C.P.T.E.D. have proven themselves internationally. The Mesa Police Department offers the inspection as a public service, with the understanding that there is no way to predict or prevent all crime risks. The purpose of this inspection is to reduce the formability of crime, by making a good faith effort to provide a safe environment. The City of Mesa and/or any person conducting or analyzing this survey is not responsible for any claims or damage resulting from reliance or use of this rental property minimum safety standard inspection.*

Crime Prevention Officer/Inspected By: \_\_\_\_\_ ID Number: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_