



MEMORIAL VILLAGES POLICE DEPARTMENT



11981 Memorial Drive • Houston, Texas 77024
(713) 365-3700 • www.mvptdx.org

Serving the cities of Bunker Hill, Piney Point, and Hunters Creek

Security Inspections

As a resident homeowner, you could be eligible for a reduction your homeowners' insurance premiums. This unique program is of dual benefit to the homeowner as it can first save money by reducing monthly insurance premiums, plus you receive an evaluation of the actual physical security of your home, resulting in more effective deterrence against unlawful home entry.

Security Inspections are offered at no charge to Bunker Hill, Piney Point, and Hunters Creek residents.

Qualification

In order for a homeowner to qualify for this insurance reduction under Article 5.33A, Section 6(a)(1) and (2) of the Texas Insurance Code, the following must be met:

Section 6(a)(1)

1. Exterior doors should be solid core doors that are 1 3/8" thick and secured by dead-bolt locks. Dead bolts must have a throw of at least 1" that penetrates a metal strike plate.
2. Metal doors should be secured by dead-bolt locks as described above.
3. Double doors must meet the same specifications for exterior doors, and the inactive door must be secured by header and threshold bolts that penetrate metal strike plates. Sliding glass doors must be secured by a secondary locking device to prevent lifting and prying. (Install a pinning kit.)
4. Dutch doors must have concealed flush bolt locking devices to interlock both halves and be secured by dead-bolt locks as described above.
5. Garage doors must be equipped with a key lock or garage door opener.
6. Windows should be secured by secondary locking devices. Besides the original window latch, windows can have screws, wooden dowels, pinning devices, or key locks. Track locks work well on aluminum windows, and nails can be an inexpensive way to pin wooden windows.

Section 6(a)(2)

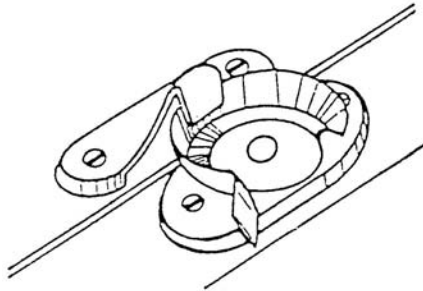
Property should be equipped with an electronic burglar alarm that meets the following requirements: All doors and windows are equipped with magnetic contacts. The system includes an interior & exterior siren. The alarm is monitored by a UL-approved monitoring station.

The first section offers a 5% reduction in premiums and the second, a 15% reduction. A homeowner can elect to choose one or both types of reduction. NOTE: It is recommended that all homes meet the security standards described in Section 1 before attempting to meet those of Section 2.

Window Security

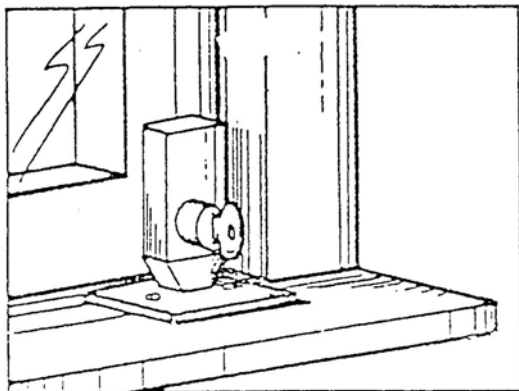
Security devices for windows vary, depending on the type of window and its location.

Crescent Latch



The crescent latch found on the double hung windows is not a security device. Its function is to keep the upper and lower windows together. A keyed crescent latch is not to be considered a security device either.

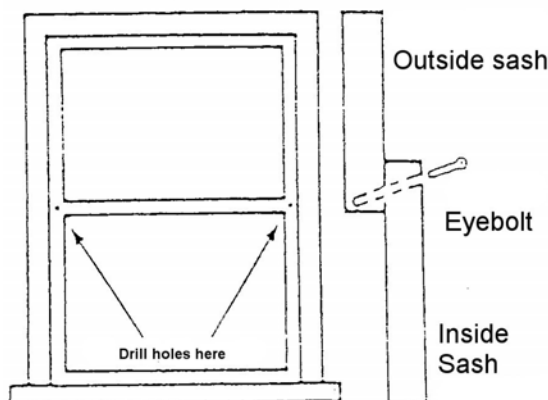
Barrel Bolt Lock



This lock is installed in the corner of the window and requires a key to open it. The key should be placed no closer than 40" to the window. The lock can be used on most windows.

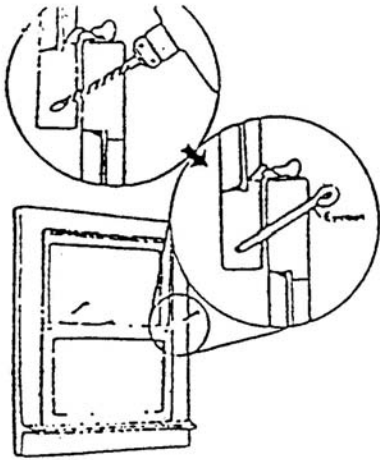
Safety Tip: In case of fire or other emergency, which would require quick evacuation from the home, everyone in the family should know how to use the lock. Further, the key for the lock should always remain at a designated place so that everyone in the family knows its location.

Pinning



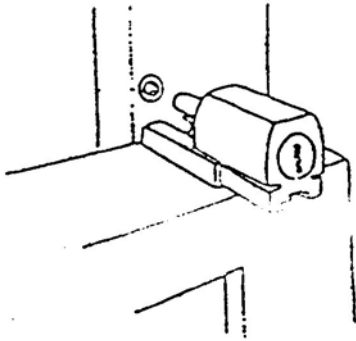
To pin double hung windows,; at each top corner of the inside sash, drill a hole through the inside sash and $\frac{3}{4}$ of the way through the outside sash at a sight downward angle. Insert two $\frac{5}{16}$ " diameter eyebolts, one on each side of the window. The bolts should fit loosely enough in their holes so that they are easy to insert and remove.

A separate set of holes can be drilled into the outside sash approximately 3-4 inches above the inside sash that that the window can be left open for ventilation. This prevents the window from being opened further than the 3-4 inches allowed.

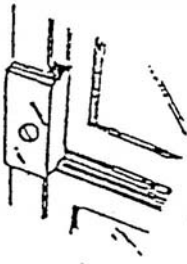


All windows must be secured by auxiliary locking devices. These locking devices should not be confused with the primary locks that are installed at the time of manufacture.

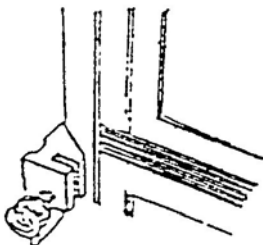
The illustration to the left shows how to “pin” a window with a wooden frame.



This lock is one of a number of auxiliary locks made specifically for windows. It is a keyed lock that slides on a mounted track. It requires drilling a hole in the upper window.



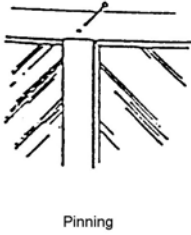
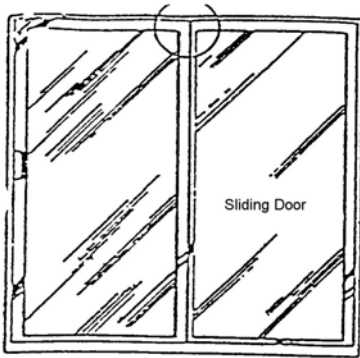
This friction lock is easily installed, as it requires no drilling or permanently mounted parts. It is placed on the track and then tightened into place with a friction screw.



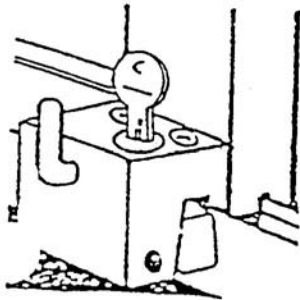
This slide bolt lock also requires drilling. It is available in keyed and unkeyed models.

Many other types of locks are manufactured for windows. Most hardware stores carry a wide variety of these devices.

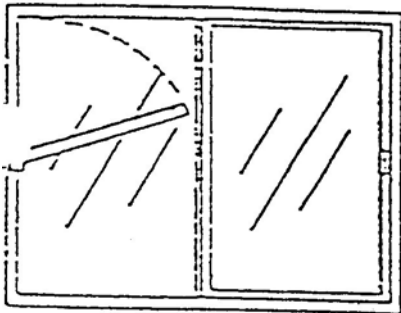
Burglar bars are considered secondary locking devices but are much more expensive than the device shown. The decision to use burglar bars should come only after careful consideration of your personal security needs.



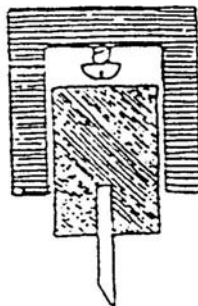
Sliding glass doors must have secondary locks to prevent lifting and prying.



This takes "pinning" one step further by locking the pin or bolt into place.



The Charlie bar prevents prying but not lifting. It must therefore be used with another device that prevents lifting.



This technique will prevent lifting by making the clearance space between the door and frame too small to remove the door.

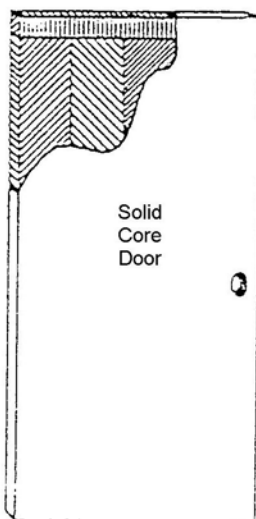
Exterior Doors

All exterior doors should be either metal or solid core wood. All exterior doors must be at least 1 $\frac{3}{4}$ " thick.

METAL OR STEEL DOOR

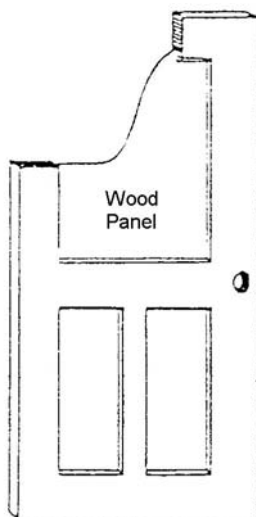
A well-constructed steel door is probably the homeowner's best protection against forced entry; however, all steel doors are not constructed the same. Some are constructed with a heavier gauge sheet metal, while others are thinner and can be peeled apart like a tin can. It is recommended that the sheet metal used in the construction of the metal door be no thinner than 18 gauge. Normally, steel doors are filled with foam or some type of insulation material. Horizontal and vertical stiffeners within the door add strength to the door. The steel door should be reinforced at the lock and doorknob assembly. This is usually accomplished with heavier metal plates within the door.

Solid Core Wood Door



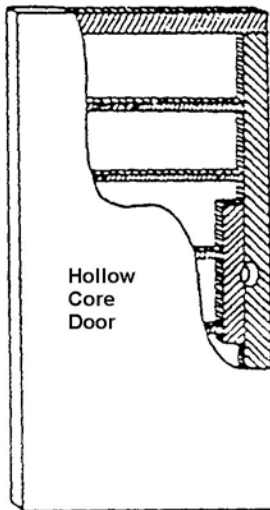
The solid core door has a solid interior of wood covered by wooden panels. This type of door does not cost as much as the steel door and does offer the homeowner protection against an intruder when properly installed with good security hardware.

Wood Panel Door



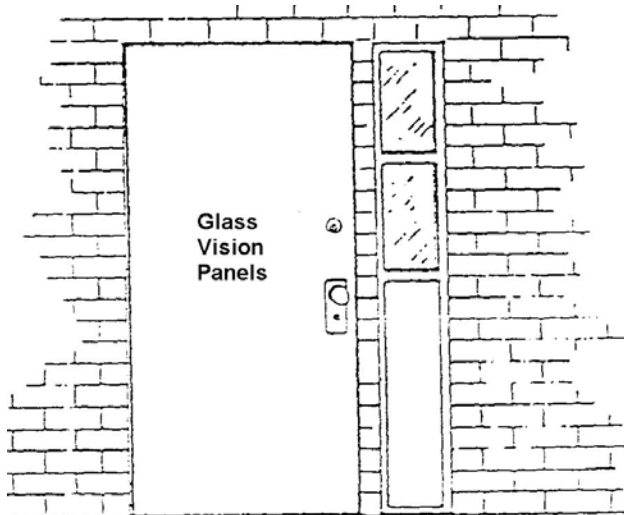
The basic weakness of the wood panel door is in the panels themselves. They can usually be kicked out by the intruder or broken out with a hammer or other blunt tool.

Hollow Core Door



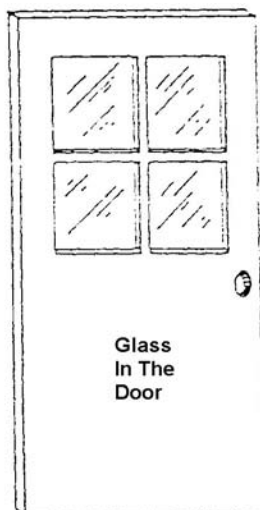
The hollow core door is constructed of thin wood covering a wood frame. It has a hollow center or a center filled with foam or cardboard material. This type of door offers the least resistance against an attack. The intruder can kick the door apart or peel the facing off the door to enter the premises. *This door is intended as an interior door and should not be used as an exterior door.*

Glass Vision Panels Or Glass in the Door



Doors containing windows or with adjacent glass panels can easily be defeated by the intruder who breaks out a pane of glass, reaches in, and unlocks the door. These types of doors should be equipped with double cylinder deadbolt locks (see section on locks), which prevent the door from being unlocked from the inside by the intruder.

The key for the lock should be at least 40" from the glass to prevent an intruder from using the key to unlock the door (see safety tip below).



The lock mechanism can be further protected by covering the glass with expanded metal grating or polycarbonate material at least 3/16" thick.

Safety Tip:

In case of fire or other emergency, which would require quick evacuation from the home, everyone in the family should know how to use the double cylinder deadbolt lock.

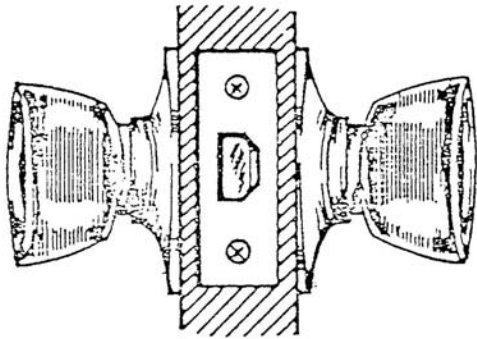
Further, the key for the lock should always remain at a designated place so that everyone in the family knows its location.

Door System Security

Each of the components of the door system requires individual consideration with respect to security. These considerations include the lock on the door, the strike plate on the frame, and the hinges on the door. **Safety Tip:** All exterior doors should be equipped with 190-degree door viewers or “peepholes” so residents can check the identity of visitors before opening the door.

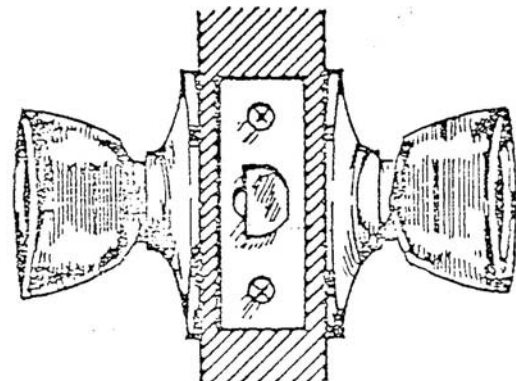
TYPES OF DOOR LOCKS

Key in knob latch



The majority of all locks are equipped with a standard key-in-the-knob latch, which provides little or no security. Note the term “latch,” not lock. These devices have a spring, which holds a latch in place. These latches can be defeated by wrenching the knob with hands or vice grips; using a credit card to slip the spring latch, kicking the door, or spreading the frame.

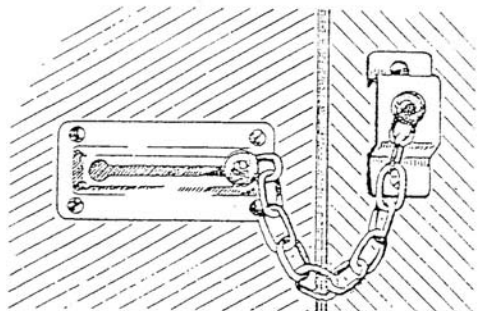
Key-in-Knob with Anti-Shim Device



Spring loaded latches can be either mortised (set into the door) or rim mounted (set on the door). Rim mounted spring latches are usually used as auxiliary locks, but provide little security because the latch is short and the jamb can be spread or the screws can be popped out by kicking the door.

Some manufacturers add security features such as anti-shim devices on the key-in-the-knob devices. If properly installed, these devices may prevent slipping the bolt with a card. However, the knob can be easily wrenched off or the jamb can be spread to release the short spring bolt.

Chain Latch



Chain latches also provide false security. They are easily forced off by kicking the door or prying a partially open door. This includes chain latches, which are key operated.

There are many good locks available and, if properly installed, provide adequate protection.

IMPORTANT: THERE IS NO LOCK THAT CANNOT BE DEFEATED BY AN EXPERIENCED BURGLAR USING THE PROPER TOOLS.

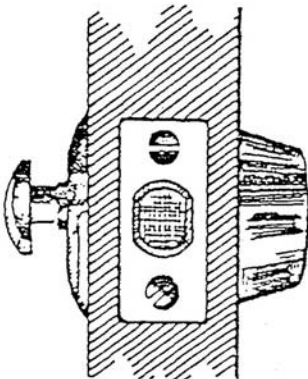
When evaluating locks, the homeowner should remember that the average home burglary is committed by an unskilled burglar. Any added protection must be done so with the idea of slowing sown the burglar or causing the burglar to make noise.

Locks are designed for three specific kinds of installation. One is mortised, that is, set into the door. Another is rim mounted, or set on the interior surface of the door. The third is tubular, with part of the mechanism inside and part of the mechanism outside the door. Single cylinder deadbolt locks are keyed on the exterior side with a thumb turn operation on the interior surface. Double cylinder deadbolt locks are keyed on both the interior and exterior surface.

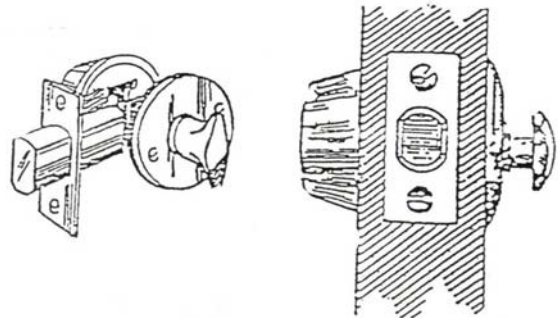
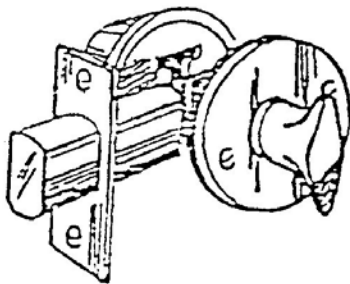
Standard features to look for in a good lock are:

- Minimum 1" bolt throw
- Free spinning beveled cylinder guards constructed of case hardened steel
- ¼" case hardened bolts which hold the two cylinder halves together
- Five-pin tumbler

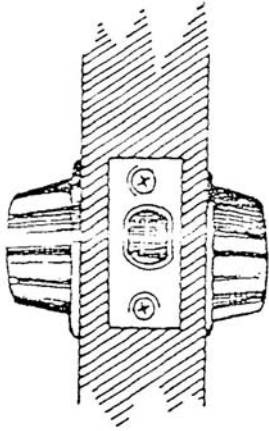
Single Cylinder Tubular Deadbolt



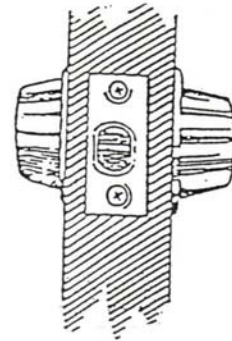
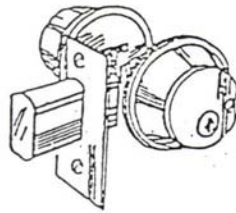
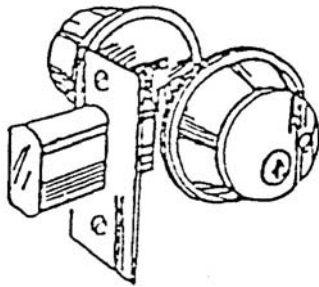
The single cylinder deadbolt lock is key operated from the outside only. The interior operation is a thumb turn. This lock is used where there is no glass in the door or within 40" of the lock mechanism.



Double Cylinder Tubular Deadbolt

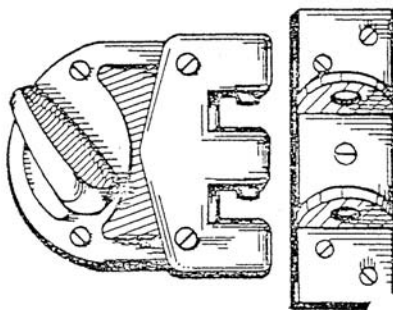


The double cylinder deadbolt lock (key-way both interior and exterior) should be used on doors where there is glass in the door or within 40" of the lock. This makes it impossible for the burglar to break the glass and reach inside to unlock the door. A key should be kept further than 40" away from any openings. When the home is occupied, the key should be readily available so that fast exits are possible in the event of emergencies. The key should always remain at the designated place and everyone in the family should know its location and how the lock operates.

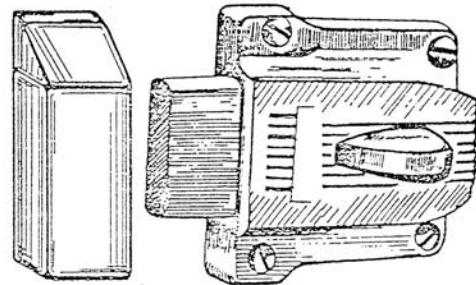


Rim Mounted Locks

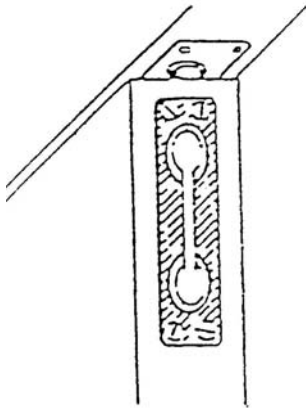
Surface mounted or rim mounted deadbolts, both vertical and horizontal, provide good security. They mount on the surface of the door and are easy to install. This type of lock is less expensive than single or double cylinder deadbolt locks.



The surface mounted deadbolt locks have either a vertical or horizontal bolt. The vertical drop has an interlocking principle, which locks the bolt into the strike plate.



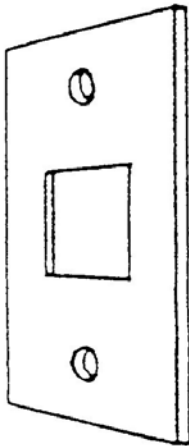
Concealed Header and Threshold Bolts



These devices are used to secure an inactive door on one side of double or French doors. They may also be used on Dutch doors to secure one half of the Dutch door to the other half.

STRIKE PLATES

Strike Plate

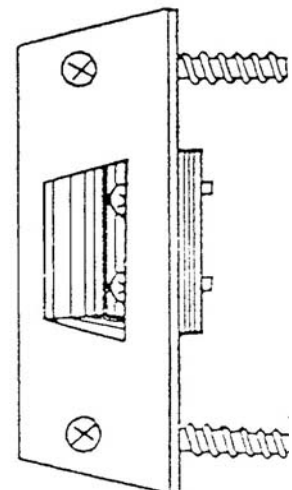


The weakest point of a good lock may be the strike plate, which secures the bolt when the door is locked. Because of the way the frame is constructed, the strike plate must be reinforced. The door frame is set into an opening at the time of construction, and after the frame is squared, there is air space between the door frame and the door buck (2x4 next to the opening for the door).

To increase security, the air space between the door frame and the door buck must be bridged so that the locking system is secured to a structural member, not the trim.

The gauge metal strike plates should be replaced with heavy-duty strike plates secured with number 12, three-inch screws. This adds protection to the jamb and is relatively inexpensive. If the frame appears weak, further security can be added by installing the long, high security strike box. These should be secured with number 12, three-inch wood screws.

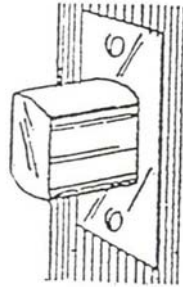
Strike Box



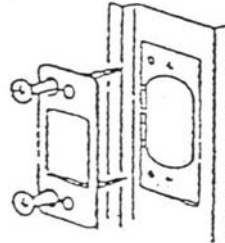
For doors installed next to masonry walls where there is not a door buck, lead anchors must be placed in the wall and the strike plate attached to the lead anchors.

With the addition of the reinforced strike plate, the door jamb is not likely to split when the door is kicked.

The bolt, or
least 1"



Throw

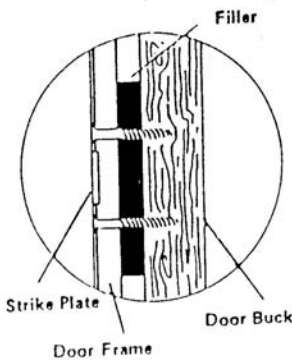


Strike Plate

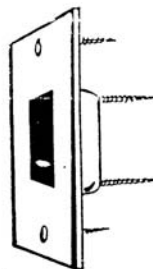
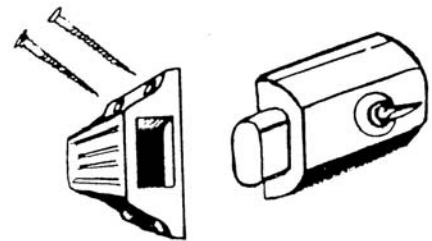
“throw” must extend at
into the strike plate.



If the screws are not long enough, or
the bolt is too small, the door is easily
kicked in or pried open.



Replace the screws with 2 1/2" screws. This will also
strengthen the door frame system.

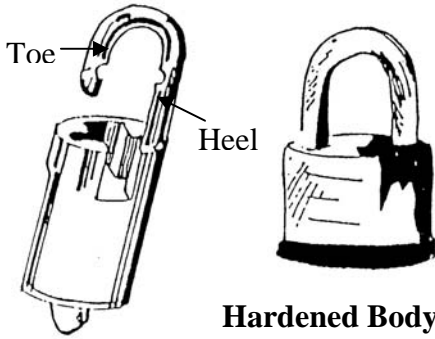


Replace weak strike plate with high security strike plate.
Fasten with long screws. This will also strengthen the door
frame system.

Replace weak strike plate on wood frames with high security
strike box.

Pad Locks

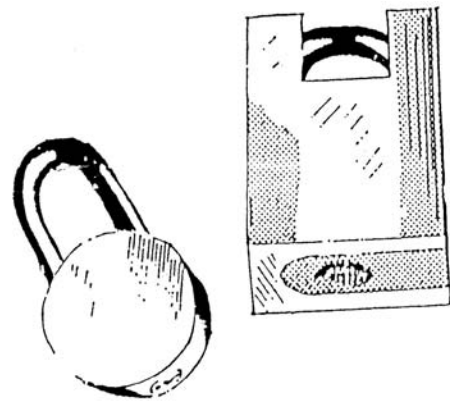
**Anti-Wedge
Locking heel and toe**



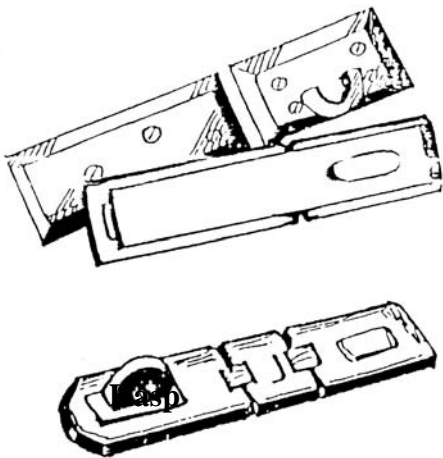
Padlocks are available to the public in more retail stores than any other type of lock. Padlocks are sold in grocery stores, drug stores, hardware stores, discount stores, and even lock shops. The price of padlocks begins at less than a dollar.

The padlock is used for convenience and security. The security padlock has a hardened steel body and a hardened shackle. The shackle should be at least 3/8" in diameter and must lock at the heel and the toe when it is locked into the body.

Double Side Padlocks



Hardened Steel Hasp



The effectiveness of the security padlock depends on the quality of the hasp. Therefore, the hasp must be made of hardened steel. A hardened steel hasp, which has been properly installed, and a security padlock will provide a substantial amount of security.

Four Number Combination Lock

