



Rodent management checklist for multifamily properties

No one wants to see a mouse or rat in or around their home – and that includes your tenants. Rodents not only pose health and safety hazards by spreading harmful pathogens, they can also cause costly damage to structures and equipment, and result in resident turnover, negative reviews, and even unwanted publicity.

Take an active role in rodent control and keep your facility rodent-free. **Get started today with our helpful checklist.**

Daily tasks

- Educate residents on what attracts rodents and how they get inside. Consider providing tips upon move-in. Regularly reinforce best practices.
- Discourage the use of bird feeders on property. These can attract rodents as well as birds.
- Encourage residents to keep doors closed when not in use, including garage doors (if present). Use signs to remind people not to prop doors open.
- Remind residents to clean up spills and organic debris immediately, both outside and inside, as both can attract rodents.
- Repair any leaks immediately. Remind residents to report leaks. Rodents can be attracted to liquid.
- Caution tenants to report signs of rodent activity, such as droppings or gnawed boxes, wiring, or food. Report any suspected activity.
- Encourage tenants to dispose of all trash in sealable trash bags.

- Inspect centralized indoor trash areas, such as trash chutes and trash rooms. Pick up debris, clean up spills, and remove overflow.
- Inspect exterior common trash cans. Rentokil recommends the use of self-closing lids.

Weekly tasks

- Inspect and clean dumpster areas to remove food, debris, and discarded furniture and appliances, which are especially ideal rodent harborage.
- Inspect picnic and playground areas for debris or signs of rodent activity, such as rodent burrows.
- Thoroughly inspect vacated units. Seal any cracks, holes, or gaps that are larger than ¼-inch. Pay extra attention to openings between appliances and wall voids.

Monthly tasks

- Have pest management service performed at least monthly.
- Ensure that all pest control devices are accessible to your pest management provider.
- Allow your pest service technician unrestricted access to all areas. Restricting access can hamper service quality.
- Perform an inspection of exterior grounds to look for rodent burrows or unusual holes in the ground. Report these to your manager or your pest management provider.
- Check that any rodent bait stations in dumpster areas or trash enclosures are intact and have not been damaged during trash pickup.
- Inspect for holes in block walls of dumpster enclosures and the main facility, if applicable. Repair if damaged, as holes can harbor rodents.
- Ensure dumpster drain plugs are in place. If not, have dumpsters replaced.
- Inspect mechanical, boiler, or electrical rooms for signs of rodent activity. Your pest management company should be able to do this as part of their routine service.
- Check all common exterior doors for door sweeps. Install sweeps on doors if needed and replace damaged/worn sweeps that show gaps.
- Be sure that any automatic doors are in good working order and close properly.
- Inspect any common areas, such as lounges, gyms, and laundry facilities, for signs of rodent activity or any needed repairs. Pay special attention to areas where food is present.
- Inspect offices / administrative areas / employee break rooms for rodent and pest activity.
- Inspect vending machines and vending areas for signs of rodent activity.
- Inspect area around any pools for gaps and crevices that may need to be repaired. Maintain landscaping in these areas to prevent the development of rodent harborage. This is especially important in the off-season when pools may not be in use.

Semi-annual tasks

- Perform a rooftop inspection. Along the roof line and on the rooftop, identify and repair holes, gaps, or other damage. Report standing water or debris buildup to management.
- Trim back trees and vegetation that overhangs the rooftop or is within 6 feet of any wall.
- Maintain landscaping to provide a vegetation-free perimeter of no less than 18 inches from any structure to discourage rodent harborage.
- Check that any chimneys/vents/HVAC intakes are properly capped/screened to prevent rodent entry.
- Inspect building exterior and common areas of interior for gaps, cracks, or other openings, including where cables, pipes, and conduits exit the structure. Seal these openings with appropriate covers or rodent-proof materials, such as ¼-inch hardware cloth. Do not use foam sealants – rodents can chew through these.
- Inspect drop ceilings, ceiling voids, attic areas, and access spaces and look for signs of rodents. Work with your pest management company to install monitoring devices in these areas.
- Inspect any private resident garages and be sure that they are included in the coverage of your rodent management program.
- Inspect shared parking structures and ensure that rodent control devices are in place and undamaged. These should be serviced as part of your routine pest management program.

Annual tasks

- Review your pest management contract to ensure that it meets your current needs. Add coverage in new areas or places where rodent activity has occurred in the last year.
- Review device maps with your pest management provider.
- Review approved materials list with your pest management provider.
- Have compactor/dumpster replaced or cleaned at least annually.
- Inspect dryer vents annually. Ensure that all screws that attach coverings are tightened to prevent rodent access.



Short-staffed? Your Rentokil pest technician can provide exclusion and minor repair services. Ask your technician for more information.