

# Pest Proofing Tips for Building Owners, Managers and Staff

**Integrated Pest Management (IPM)** targets building conditions that encourage pests to live and breed by focusing on good building maintenance and timely repairs. **Sealing cracks and holes, fixing leaks and improving garbage management deprive pests of food, water, shelter and ways to get around.** Many of these repairs are inexpensive and easily handled by building staff. Use reliable, long-lasting materials to improve the quality of building repairs, and remember to always follow label instructions.



Foam Weather Stripping



Galvanized Mesh



Sealant

Copper Mesh



Boric Acid



Escutcheon Plate

Backer Rod



Door Sweep

## Pest Proofing Materials

**Refrigerator Door Gasket:** Rubber seal around refrigerator door.

**Sealant:** Filler for cracks and crevices made of siliconized acrylic latex or ethylene copolymers. Sealant is more flexible, crack-proof, water-resistant and longer-lasting than traditional caulk. Use the appropriate sealant for each repair; for example, use concrete sealant for repairs on concrete walls.

**Escutcheon Plate:** Plates that fit snugly around plumbing and electrical pipes near wall penetrations to prevent pest access. Generally made of stainless steel.

**Backer Rod:** Tube-shaped material that is used to help fill larger gaps and cracks.

**Galvanized Wool/Mesh:** Used to fill holes around pipes. Copper lasts longer and is more rust-resistant than steel wool.

**Rodent Barrier Cloth/Hardware Cloth/Exclusion Materials Made of Stainless Steel or Copper Mesh:** Materials that act as barriers for rodent burrowing and nesting. Remember to wear gloves when handling.

**Blown-In Cellulose Installation Treated with Boric Acid:** Wall void filler that acts as an insecticide when treated with boric acid. It also helps maintain heating and cooling in the home, is fire retardant and is environmentally friendly since it is primarily made from recycled materials.



**Insecticide Dusts:** Dusts such as boric acid and diatomaceous earth that are pesticides for insects.

**Anti-Pest Door Sweeps/Thresholds:** Door sweeps block out rodents by closing gaps underneath exterior doors.

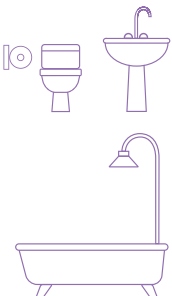

**Landscape Cloth:** Fabric that deters weed growth and rodent burrowing.

**Pea Gravel:** Loose gravel that separates landscaping from the building foundation and discourages rodent burrowing.

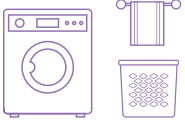
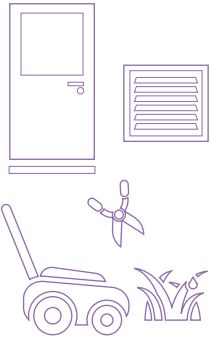
## PEST PROOFING BY AREA

	Where to look	What to look for	How to pest proof
<b>Kitchen</b> 	Refrigerator	Fallen food and sources of leaks behind refrigerator. Check refrigerator door to make sure it closes properly and has a good seal.	Remove all sources of clutter from around refrigerators. Sweep and vacuum behind and under refrigerators. Clean food residue, dirt and dust from behind and under fridge. Clean exterior and interior of the refrigerator. Replace door gasket with a new one based on refrigerator model number using a screw driver.
	In and around cabinets and under sink basin	Crevices at wall junctions, in between cabinets, under sink basins and around cabinet trims on walls	Seal all gaps with sealant. Use backer rods for gaps larger than ¼ inch.
	Cabinet kick plates	Cracks and crevices	Seal crevices with sealant. Use hardware cloth or sheet metal for the larger structural gaps.
	Sink back splash	Gaps at the top edge and along the wall	Seal gaps with sealant and backer rods for gaps larger than ¼ inch.
	Ventilation hood	Gaps around edges and built-in chases (spaces or grooves in masonry walls or through floors for pipes or ducts)	Seal gaps and build chases that can be opened for inspection and treatment.
	Utility and plumbing openings	Gaps around plumbing and gas line penetrations	Seal around plumbing and gas lines and install a two-piece escutcheon plate.
<b>Living Room</b> 	Radiator pipe penetration	Gap around pipe penetration in wall or floor	Seal around pipe with copper wool/ rodent barrier cloth and install a two-piece escutcheon plate.
	Void under staircase	Spaces where pests can shelter	Treat void with granular boric acid and seal wall penetrations, or use blown-in cellulose insulation treated with borates and seal.
	Crawl space/attic	Openings in ventilation screens or utility doors	Install vandal resistant screens and door sweeps around utility doors. Use welded stainless steel ¼-inch screens, and wood or metal stripping or door sweeps.

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<b>Bathroom</b> 	In and around cabinets and under sink basin	Crevices at wall junctions, in between cabinets, under sink basins and around cabinet trims on walls	Seal all gaps with sealant. Use backer rods for gaps larger than ¼ inch.
	Shower	Gaps around basin and wall penetrations	Seal around gaps and wall penetrations with sealant and copper wool.
	Tub	Gaps and worn caulking and sealant	Seal gaps or replace with tile or other non-porous surfaces.
	Toilet	Gaps at edges and sides	Seal crevices and gaps with sealant and copper wool.
	Wall penetrations and water lines	Gaps around plumbing fixtures and wall penetrations	Seal crevices and gaps using sealant, escutcheon plates and copper wool.
<b>All Apartments</b> 	Wall/floor junction	Gaps and crevices at junctions	Seal gaps between walls and floors before installing baseboards or crown moldings. Seal gaps and crevices and then paint. Use backer rods for gaps larger than ¼ inch, and sealant for porous surfaces if in bathroom or kitchen.
	Molding (i.e., decorative chair rail and crown molding)	Gaps at edges and sides	Seal and paint over when finished.
	Baseboards	Loose baseboards and gaps between wall and floor	Seal gaps between walls and floors before installing baseboards. Tightly seal baseboards at wall junctures. Use backer rods and sealant for porous surfaces.
	Electrical outlets, light switches, fuse boxes and circuit breakers boxes	Missing or broken covers and gaps around edges and sides	Replace missing or broken covers. Seal around edges and sides.

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<b>Common Spaces</b> 	Compactor room/ trash chutes	See <a href="#">Building Garbage Control and Compactor Maintenance</a>	See <a href="#">Building Garbage Control and Compactor Maintenance</a>
	Boiler and laundry rooms	Gaps around wall penetrations and under doors, cracks and crevices	Seal around pipes and electrical equipment using backer rods, concrete sealant with epoxy or latex compound and copper wool/rodent barrier cloth.
<b>Exterior</b> 	Exterior entry doors	Light penetrating underneath exterior doors, door threshold damage and gaps in door seal	Install door sweeps at the base of all exterior entry doors. Fit bottom of garage doors with a rubber seal. Line the bottom track of sliding glass doors with foam weather stripping.
	Exterior wall penetrations	Gaps around any areas where plumbing, electrical or cable services enter the building	Seal all gaps using backer rods and outdoor sealant.
	Gutters	Buildup of dirt and leaves from the roof and in gutters	Remove debris with rubber gloves and a gutter scoop.
	Exterior vents	Holes in fitted screens or missing screens on vents	Replace or fit broken or missing screens on vents using galvanized mesh.
	Landscape	Overgrown vegetation	Cut back overhanging branches and thick shrubs so they are 10 inches or more away from the building. Create a vegetation-free zone around the perimeter of the building. This perimeter should be three-feet wide and made from durable materials, such as landscape cloth covered by pea gravel.
	Entryway, paved private property	Cracks in pavement, sidewalks and concrete slabs	Remove cracked, crumbling or loose concrete with a small hammer and chisel. Seal using a putty knife and concrete sealant with epoxy or latex compound (works best on cracks 1/8-inch wide or narrower). For larger chips and cracks, use mortar mixes.