



Bed Bug Checklist for Apartment Building Managers & Landlords

Early inspection and intervention is the key to keeping bed bug problems manageable and affordable. Eliminating bed bugs demands cooperation between the tenant(s), pest Control Company, and building management. Pesticides alone WILL RARELY solve the bed bug problem due to bed bug resistance. Skipping labor intensive strategies to save money in the short term can result in even bigger problems. Make sure to read all pesticide labels, improper application of pesticides can even cause bed bugs to spread to other building areas.

This checklist of strategies is to provide information about preventing, eliminating and containing the spread of bed bug infestations. This is only a suggested checklist since every building is different and eliminating bed bugs will take time and require patience. Hiring a pest control company with bed bug experience is recommended(see guidelines provided).

BE PROACTIVE

- Use good building practices and maintenance to prevent pest problems
 - Caulk baseboards, loose tiles and chair-rail moldings.
 - Remove carpeting when possible.
 - Fix storage and clutter issues in common areas.
- Develop a “bed bug action plan” for your building(s). Include strategies for:
 - Responding to reports of complaints.
 - Containing and eliminating infestations.
 - Disposing of infested furniture.
 - Educating and advising tenants.
 - Managing requests for relocation.
- Educate tenants and staff about bed bug before they become a problem. Provide information on:
 - What bed bugs are and what they look like.
 - How to recognize a bed bug problem.
 - How to prevent bed bugs from becoming a problem. (i.e. reduce clutter).
 - What to do when a bed bug problem is suspected.
- If bed bugs are a recurring problem consider having periodic inspections, buying a steam cleaner (steam heated to at least 170°F) or making serious repairs to building (i.e. replacing carpeted areas with hard-surfaced flooring).

RESPONDING TO A COMPLAINT

- Respond sympathetically and avoid blame.
- Arrange for a professional inspection.
 - Inspect all adjacent apartments (above, below and on both sides) of the likely infested unit.
 - Schedule an intervention for all apartments where bed bugs are found.
- Educate tenants on what they can and should, do NOW
 - Give them a tenant checklist or bed bug factsheet
 - Explain how to prepare for the pest control company's inspection
 - Discourage them from throwing away belongings and/or furniture, OR explain to them how to do so properly.

ONCE AN INFESTATION IS CONFIRMED

- Educate tenants on how to prepare for treatment
- Prevent the spread of an infestation by doing the following:
 - Inspect all adjacent apartments above, below and on both sides on a regular basis.
 - Consider buying or encouraging tenants in adjacent units to buy bed bug resistant mattress covers.
 - Seal and make repairs to infested and adjacent apartments.
 - Caulk or seal cracks and crevices near beds such as those along baseboards, around pipe chases, or around heating and AC units.
 - Repair holes and other damage in walls.
 - Repair molding, peeling wall paper, chipping paint; and any other damage that may provide hiding places for bed bugs.
 - Develop a system for furniture disposal.
 - Paint or seal hardwood floors and encourage tenants to do the same to bed frames.

HIRING A PEST CONTROL COMPANY: DON'T THROW YOUR MONEY AWAY

To successfully eradicate bed bugs, you may need to hire a company experienced in the Integrated Pest Management (IPM) approach to bed bug control. Do not hire a company based on price alone, you often get what you pay for. Make sure the company is qualified to do the job right and will openly discuss the process with you. Here are some tips on how to choose a pest control company for bed bugs.

- Make sure they are licensed and insured.
- Ask for and check references for bed bug work.
- Insist on an Integrated Pest Management approach
- Have them provide a detailed action plan that recommends pre and post treatment preparation activities.
- Beware of the lowest bidder.

