

Infestation

Definition: A large presence of potentially disease carrying animals or insects in an undesirable location, inside a dwelling unit, building, or outside near where residents live.

Name none
Variants:

Most none
Common
Materials:

Most none
Common
Components:

Location and Inspection of Infestation

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding different types of pests and infestation indicators
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Tools for Location & Inspection	Useful:	flashlight, reflection mirror, gloves
	Required:	camera

Common Locations:	Unit/Inside:	kitchens, cabinet, refrigerators, cooking ranges, bathrooms, furniture, beds, carpets, drapes
	Outside:	near refuse enclosure or anywhere garbage is present

How to Locate:	Visual Observation:	Look for evidence of pests and infestation throughout the property
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Possible Deficiencies:	Deficiency 1:	Evidence of cockroaches
	Deficiency 2:	Evidence of bedbugs
	Deficiency 3:	Evidence of mice
	Deficiency 4:	Evidence of rats
	Deficiency 5:	Evidence of other pests (insects, vermin, birds, bats)

Deficiency 1: Evidence of cockroaches

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that a resident will get ill via respiratory issues and the increases the probability of developing asthma. Increases psychological stress of the resident. Increases probability of unhygienic conditions. Infestations can quickly spread to neighboring units
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
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How to Inspect:	Visual Observation:	Look in warm and dark areas of the property for evidence of cockroaches. such as dead or live roaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5 - 9mm long).
	Action:	Using an inspection mirror and flashlight, carefully examine the kitchen sink, kitchen cabinets, voids between appliances and cabinets, under the stove and refrigerator, and the ceiling-wall junction. Using an inspection mirror and flashlight, inspect the bathroom, tops of doors, circuit breaker panel, around outlets, switches, mechanical rooms, and water heaters for evidence of cockroaches. Photograph all evidence.
	Action:	In software, select – Infestation > Evidence of cockroaches > 1) Evidence of droppings, eggs 2) Evidence of live or dead cockroaches 3) Both evidence of feces, eggs and evidence of live or dead cockroaches

Record evidence of cockroaches Is found.
deficiency if:

Deficiency 2: Evidence of bedbugs

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that a resident will experience negative physical and/or mental effects as bedbugs are known to cause impetigo, ecthyma, and lymphangitis. Infestations can quickly spread to neighboring units. Increases probability of unhygienic conditions as bedbugs reproduce quickly, produce droppings, and can leave blood stain trails on furniture.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look near headboards, drapes, mattresses, couches, corner of walls, and near outlets for evidence of bedbugs such as bedbugs that are dead or alive, feces, eggs, and blood trails.
	Action:	Enter bedrooms in dwelling units and use a flashlight to search edges at the head side of the bed and along the headboard, the baseboard and wall nearest the bed, the corners of the wall and ceiling. Photograph all evidence of bedbugs.
	Please note:	For the purpose of this inspection, do not remove a resident's bedding or personal items.
	Action:	In software, select – Infestation > Evidence of cockroaches > 1) Evidence of feces, eggs 2) Evidence of live or dead bedbugs 3) Both evidence of droppings, eggs and evidence of live or dead bedbugs
Record deficiency if:	evidence of bedbugs is found.	

Deficiency 3: Evidence of mice

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that a resident will experience negative physical and/or mental effects as mice are known to carry approximately 35 diseases that can be transmitted to the resident. Infestations can quickly spread to neighboring units. Increases probability of unhygienic conditions as mice reproduce quickly, produce droppings, and will contaminate food.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look in all kitchen, trash areas, behind and under refrigerators and stoves, and under the sinks and baseboard heaters for evidence of mice such as droppings (size of grain of rice- small and smooth with pointed ends), chewed holes, urine trails, and smell.
	Action:	Photograph all evidence of mice.
	Please Note:	If you see sticky pads or trap (with a mouse on it) record deficiency. If you see an empty sticky pad or mouse trap without a mouse on it, do not record.
Record deficiency if:	evidence of mice is found.	

Deficiency 4: Evidence of rats

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that a resident will experience negative physical and/or mental effects as rats are known to carry approximately 35 diseases that can be transmitted to the resident. Infestations can quickly spread to neighboring units. Increases probability of unhygienic conditions as rats reproduce quickly, produce droppings, and will contaminate food.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look in all areas where trash and food is prevalent (trash chute/basement trash room, dumpsters) up to 100 feet away from the building for evidence of rats such as rat burrows, rat droppings ("Rat droppings are shiny black and 1/2 - 3/4 of an inch long"), chewed holes in exterior door sweeps or at edges of outer doors (rat teeth are typically 1/8 inch long), rat burrows. Photograph all evidence of rats.
	Please Note:	If you see sticky pads or trap (with rat on it) record deficiency. If you see an empty sticky pad or mouse trap without a mouse on it, do not record.
Record deficiency if:	evidence of rats is found.	

Deficiency 5: Evidence of other pests

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of unhygienic conditions and chance of illness and stress to resident.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look for evidence of other pests intruding a dwelling unit or inside area. Look for ant trails near food storage areas. Look for wasp nests and beehives present in the inside inspectable areas. Look for evidence that squirrels, birds, or bats have penetrated the building covering and are nesting inside a building.
Record deficiency if:	evidence is present of other pest infestations, including but not limited to: trail of ants, wasps/beehives, squirrels, birds, and bats inside a building.	