

Infestation Version 1-2

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

Name none

Variants:

Most none

Common

Materials:

Most none

Common

Components:

Location & 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

Rationales:	<p>Health, Direct: Cockroaches can transmit disease-causing pathogens and have been implicated in the increased risk of respiratory issues, including asthma.</p> <p>Health, Indirect: If an infestation is identified in one unit, it may spread or have already spread to other units, which could impact the health of residents in those other units.</p> <p>Corrective Maintenance, Direct: It is reasonable to expect tenants to report cockroach infestations and for facilities management to prioritize a work order response to fix that deficiency.</p>
Health and Safety Determination:	<p>This is a standard health and safety issue requiring a repair, correction, or act of abatement within 30 days.</p>
How to Inspect:	<p>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).</p> <p>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.</p> <p>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</p>
Record deficiency if:	<p>evidence of cockroaches is found.</p>

Deficiency 2: Evidence of bedbugs

Rationales: Health, Direct: Bedbugs can cause skin irritation. Bedbugs reproduce quickly, produce droppings, and can leave blood stain trails on furniture.

Health, Indirect: If an infestation is identified in one unit, it may spread or have already spread to other units, which could impact the health of residents in those other units.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report detectable bed bug infestations and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring a repair, correction, or act of abatement 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: the Enter bedrooms in dwelling units and use a flashlight to search edges at 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 bedbugs >
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

Rationales:	<p>Health, Direct: Mice can transmit numerous infectious diseases. Mice reproduce quickly, produce droppings, and can contaminate food.</p> <p>Health, Indirect: If an infestation is identified in one unit, it may spread or have already spread to other units, which could impact the health of residents in those other units.</p> <p>Corrective Maintenance, Direct: It is reasonable to expect tenants to report mouse infestations and for facilities management to prioritize a work order response to fix that deficiency.</p>
Health and Safety Determination:	<p>This is a standard health and safety issue requiring a repair, correction, or act of abatement within 30 days.</p>
How to Inspect:	<p>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.</p> <p>Action: Photograph all evidence of mice.</p> <p>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.</p>
Record deficiency if:	<p>evidence of mice is found.</p>

Deficiency 4: Evidence of rats

Rationales:	<p>Health, Direct: Rats can transmit numerous infectious diseases. Rats reproduce quickly, produce droppings, and can contaminate food.</p> <p>Health, Indirect: If an infestation is identified in one unit, it may spread or have already spread to other units, which could impact the health of residents in those other units.</p> <p>Corrective Maintenance, Direct: It is reasonable to expect tenants to report if they see rats, and for facilities management to prioritize a work order response to fix that deficiency.</p>
Health and Safety Determination:	<p>This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days</p>
How to Inspect:	<p>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). Photograph all evidence of rats.</p> <p>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.</p>
Record deficiency if:	<p>evidence of rats is found.</p>

Deficiency 5: Evidence of other pests

Rationales: Health, Direct: The presence of pests can cause stress to residents. Some types of pests may transmit disease, or cause injury by bites or stings, or contaminate food.

Health, Indirect: If an infestation is identified in one unit, it may spread or have already spread to other units, which could impact the health of residents in those other units.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if they see pest infestations, and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determinations: This is a standard health and safety issue requiring a repair, correction, or act of abatement for 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.

Infestation, Version 1-2 (27 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.
- Copy editing