

## In 3 Steps, Integrated Pest Management (IPM) denies pests what they need to survive

IPM utilizes structural pest control to deny pests access and reduce dependency on pesticide treatments that address symptoms but not causes.

- Dependence on monthly or complaint-based treatments without prevention may result in high expense without abatement over the long term.
- Prevent pest entry by identifying points of entry and sealing them with high quality material.
- Copper wool combined with caulk and an escutcheon plate are effective barriers. Spray foam insulation will not seal out pests; rodents can chew through and use it for nesting.
- Focus on the building; treat adjacent units or the entire building, depending on the pest population. Treating affected units only will cause roaches to spread to other units.
- Rodenticide bait boxes alone are not effective if other food sources are available. If food is available within 10 feet they may not eat bait.
- Check for rodent presence inside and under appliances.

You can find IPM providers here:

EcoWise Certified: [ecowisecertified.org](http://ecowisecertified.org)

GreenShield Certified: [greenshieldcertified.org/providers](http://greenshieldcertified.org/providers)

GreenPro: [whatisgreenpro.org](http://whatisgreenpro.org)

Contact **Cynthia Knowles** for a free IPM consultation at **(650) 207-3115** or [cknowles@smcgov.org](mailto:cknowles@smcgov.org)

Pests need water, food, and shelter to live, just like you. Here's what you and your tenants can do to get rid of them and prevent them from invading your building.

### 3 Steps to a Pest-free Apartment:

- 1 Keep them out
- 2 Dry them out
- 3 Starve them out

## Free Consultation

San Mateo County offers free Integrated Pest Management (IPM) Consultation to help you more effectively eliminate pests and vermin from your rental properties. IPM is a comprehensive approach to pest management that targets the conditions that allow pests to thrive. IPM is affordable, more effective, and healthier for people and the environment than pesticide-centered approaches. By using an IPM plan you greatly increase the success of your pest control efforts, reducing stress and saving money.

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# 3 Steps to a Pest-Free Apartment



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These work for fighting mold too!



**COUNTY OF SAN MATEO**  
Environmental Health



## Prevent access, seal them out

Building maintenance is essential to keeping pests away. Deny them access by sealing them out.

Seal all cracks, crevices and gaps in walls and ceilings and around electrical outlets with high grade caulks. Spray foam is not sufficient.

Seal around utility lines and pipes at wall entry points with cooper wool and caulk. Add an escutcheon plate or pipe skirt. Spray foam or steel wool alone are not sufficient; mice chew through them.

Keep out rodents by reducing gaps below doors down to 1/4 inch. Use a rubber-encased steel fabric sweep or high density brush.

Thin out dense trees and overgrown plants that can shelter rodents. Trim branches that make contact with gutters and roofs.

## We're here to talk to you!

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## Reduce moisture

Property owners are responsible for repairing drips and leaks, and cleaning and repairing roof gutters; assure water drains away from building.

Maintain all fans — ventilation is essential to pest prevention.

### Encourage tenants to:

Ventilate often – open curtains and windows; use fans when cooking and bathing.

Separate furniture and appliances from walls.

Dry moisture from windows and walls after bathing.



## Take away pests' food, water, and shelter

### Remind tenants to:

Reduce clutter, store food in sealed containers, and remove recyclables and garbage frequently.

Clean crumbs and spills frequently. Clean grease on and around the stove on a regular basis.

Reduce moisture by reporting drips and leaks to your landlord.

Reduce clutter in closets by storing items in plastic containers, raising items off floor.



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