

## DEALING WITH ROACHES

Give the complaining tenant a copy of the “Tenant Guide to Cockroach/Pest Control”. This may solve the problem, if the tenant institutes measures to prevent the apartment being attractive to roaches, or deprives them of sustenance. If this is not effective, then the following measures are necessary.

### I. INSPECTION OF UNIT.

- A. First, inspect the entire kitchen area, under sinks, refrigerator, dishwasher, stove, microwave oven, other cooking appliances, bathroom cabinets, or hot places such as electrical outlets for roaches. Also check draws, basement and sub-floor crawlspace (if any) for likely high activity and harborage areas;
- B. Specifically look for cockroaches, alive or dead, *their feces and egg sacs*;
- C. Make note of how clean the inspected areas (specifically) and the apartment (in general) are. Be sure to emphasize to the tenant the importance of the tenant keeping these areas clean;
- D. Inspect the kitchen and bathroom to see if there are any cracks through which roaches can get into the apartment; specifically look:
  - i. Under the kitchen sink
  - ii. Along the walls in the kitchen and bathroom;
  - iii. Under the bathroom sink;
  - iv. Around the toilet; and
  - v. Around electrical outlets and switches, if faceplate is not flat against the wall.

### II. SEALING ROACH ENTRANCES

- A. Seal all holes and cracks and crevices, preferably before spraying, etc.

### III. SPRAYING

- A. Only use “Ortho Home and Garden Spray for Roaches” (and for other bugs) to spray baseboards in kitchen and bathroom and thresholds into other rooms (from kitchen and bathroom). Also spray any other rooms in which roaches are seen. Following the directions on the package, spray inside sink, cabinets, and behind stove and refrigerator;
- B. Use only “Ortho” spray. “Raid” and other roach sprays sold at drugstores, etc., are a waste of money and time. The “Ortho” brand can be purchased at Home Depot or at other hardware stores.
- C. For a bad infestation, following directions on the package, also spray cabinets, closets, dressers, etc. (see “Tenant Prep Sheet, last page of this document)

### IV. COMBAT DISKS

- A. Later on the day of spraying (or from the next day up to two weeks from spraying), place Combat disks:
  - i. One under the refrigerator
  - ii. One under the stove
  - iii. One in the cabinet under the kitchen sink; and
  - iv. One in the cabinet under the bathroom sink;
- B. These are fewer placements than Combat recommends, but it is all that are needed unless there is a bad infestation;
- C. Combat disks need to be replaced every three (3) months. Instruct the tenant that the tenant should replace them every three (3) months, but that we will supply the disks.

## V. ROACH POWDER

- A. Put roach powder in any large hole in walls before sealing up the holes.  
ALWAYS PUT ROACH POWDER INSIDE OPEN WALLS DURING REHABS;
- B. Put roach powder under stove and refrigerator and on top of kitchen cabinets;
- C. Powder is effective only if the area stays dry; powder is effective for six (6) months to two (2) years;
- D. Powder may also be placed around wall edges and thresholds, but this is unattractive

## VI. SUPPLIES NEEDED

- A. Silicon sealant;
- B. "Foamy" sealant for larger holes (under sinks, out of sight, etc.);
- C. Combat disks;
- D. Roach powder
- E. "Ortho" Home and Garden Spray for Roaches;
- F. Jug with a sprayer on the end of a hose

## VII. COMMUNICATE WITH TENANT

- A. The spray kills adult roaches only
- B. The Combat disks kill adults that hatch after spraying. It takes about two weeks before the tenant will notice significantly fewer roaches;
- C. The tenant needs to replace the Combat disks every three (3) months; the tenant needs to ask the Resident Manager for replacement disks;
- D. Roaches won't walk across the roach powder; and
- E. The powder, to be effective, must be kept dry. If the powder gets wet, the tenant should ask the Resident Manager to put new powder in the affected area.

## TENANT APARTMENT PREPARATION FOR ROACH TREATMENT:

1. Empty kitchen cabinets (depending on degree of infestation)
2. Empty food pantry (depending on degree of infestation)
3. Empty cabinets under bathroom and kitchen sinks (depending on degree of infestation)
4. ***RM or vendor conducting the treatment:*** Cut gas off at the wall and pull top up on stove (if applicable)
5. Take off refrigerator bottom cover panel (if needed)
6. Cover all food containers, dishes, clothes, bathroom belongings, etc. with a sheet or blanket
7. Turn fish aquarium off and cover with a towel
8. Leave facility for 4 hours
9. Plants are safe, nothing needs to be done
10. No mopping for 3 or 4 days after extermination