

Landlord & Property Manager Pest Checklist

Practical checklist for rental properties in Central Ohio. Use it on your own properties. This is practical guidance, not legal advice - have your lease language checked for Ohio specifics.

1. Inspection cadence

- Occupied units: quarterly, or monthly in buildings with active roach or bed bug pressure.
- Vacant units at turnover: inspect and treat before the next lease starts, and document that the unit was clear.
- Common areas: hallways, laundry rooms, trash areas, shared wall voids, sewer connections - monthly where there is history.
- Exterior: once in fall before overwintering, once in early spring before emergence.

2. Per-unit documentation

- Unit number, date, technician.
- What was found: species, evidence, which rooms.
- What was treated and what was recommended.
- Entry points observed - this is the part that predicts whether the unit holds.
- Follow-up date and the result of the follow-up.
- Photos of evidence and of sealed openings.

3. Entry points to check in every unit

- Door sweeps and exterior door gaps.
- Window frames, panes, and trim - the usual fall-invader route.
- Soffit vents, crawl space vents, roof-line gaps.
- Utility penetrations: plumbing, electrical, HVAC lines entering the structure.
- Foundation cracks, gaps at slab, gaps where vegetation touches the roof line.
- Sewer connections and floor drains in shared areas.

4. Bed bug protocol

- Report within 48 hours. Delay is what turns one unit into a building.
- Treat the affected unit plus the units on both sides, above, and below.
- No tenant self-treatment with hardware-store sprays - it spreads populations and destroys evidence.
- Vacuum clusters rather than crushing them, then document.
- Treat at turnover and record the unit as clear before the next lease.

5. Rodents

- Exclusion first. Trapping alone removes animals; the openings stay open and new rats replace them.
- Check crawl spaces, joists, cabinet bases, and attic connections for droppings, rub marks, and gnaw evidence.
- Chewed or stripped wiring on conductors is a fire risk, not just a nuisance - document it.
- Recheck seals on the next visit. A seal that fails is the reason a unit reopens.

6. Seasonal timing in Central Ohio

- September-October: stink bugs, boxelder bugs, Asian lady beetles on sunny walls. Seal now; vacuum clusters, do not crush.
- November-February: mice and rats in heated structures, nesting in voids and crawl spaces.
- February-March: overwintered pests wake up on the first warm days and move back out to breed.
- Spring: ants, carpenter ants, termites active; mud tubes and hollow wood show up on inspection.

7. What a lease should say

- Tenant is responsible for sanitation, food storage, trash, and reporting within a defined number of days.
- Landlord is responsible for structural entry points, common areas, and professional treatment.
- No tenant-applied treatments without notice - it invalidates evidence and complicates treatment.
- Access terms for entry, notice period, and follow-up visits.
- What happens at turnover, and who pays for what.

8. Red flags that a program is not holding

- The same unit reopens more than once in a year.
- Findings repeat across visits with no change - the entry point was never closed.
- Treatment records exist but no inspection record.
- No photos, so there is no way to prove the unit was clear at turnover.
- Recurring complaints in common areas while units are treated individually.

Pest Control PRO LLC runs documented programs for rental properties and managed buildings in Central Ohio. Programs are scheduled service, so they require a card on file. Call 614-592-4616 for a free quote, or see pestcontrolprollc.com/landlord-checklist/