



PEST CONTROL 101 FOR PROPERTY MANAGERS

A PRACTICAL GUIDE BY ABRA KADABRA PEST & WILDLIFE CONTROL



Property managers are on the front lines of preventing and addressing pest issues in residential and commercial properties. Understanding the fundamentals of pest control can help minimize liability, protect tenants, and maintain property value. This guide provides an overview of essential pest management principles, inspection routines, and proactive strategies for property managers.

TABLE OF CONTENTS

Why Pest Management Matters

Common Pests Managed in Properties

Key Principles of Property Pest Management

- Inspection
- Exclusion
- Sanitation
- Monitoring
- Targeted Control

TABLE OF CONTENTS

Seasonal Pest Management Overview

Common Mistakes to Avoid

Working with Professional Pest Control Services

In Conclusion



Why Pest Management Matters

- Protects tenant health and safety
- Preserves the structural integrity of the property
- Minimizes costly repairs and liability claims
- Enhances tenant satisfaction and retention
- Complies with local and state regulations

Effective pest control requires proactive planning, not just reactive treatments.

Common Pests Managed in Properties

- Rodents: Mice and rats that gnaw on wiring and contaminate food
- Insects: Ants, cockroaches, spiders, wasps, termites
- Birds: Pigeons and starlings nesting in vents and roofs
- Wildlife: Squirrels, raccoons, bats seeking shelter

Knowing which pests are likely to be present in your region and property type is critical for prevention.

Key Principles of Property Pest Management

Inspection

- Conduct routine property inspections
- Identify entry points, moisture issues, and signs of infestation
- Document conditions and changes over time

Exclusion

- Seal cracks, gaps, and roofline penetrations
- Repair damaged doors, windows, and screens
- Install barriers in high-risk areas (vents, attic access, rooflines)

Sanitation

- Maintain clean common areas and waste disposal sites
- Ensure proper food storage in kitchens and break rooms
- Remove debris and vegetation near the foundation

Monitoring

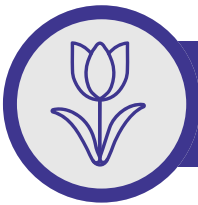
- Use traps, visual inspections, and activity logs
- Track patterns and seasonal trends
- Respond quickly to early signs of pests

Targeted Control

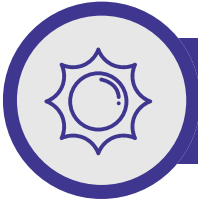
- Employ species-specific methods only when necessary
- Use professional-grade treatments responsibly
- Integrate with preventive maintenance and IPM strategies

Seasonal Pest Management Overview

Understanding these cycles is key to effective prevention.



Spring: Inspect for overwintering pests and seal early entry points



Summer: Control insects and monitor outdoor sanitation



Fall: Reinforce rodent and wildlife exclusion



Winter: Monitor for indoor rodent activity and address moisture issues

Common Mistakes to Avoid



Reacting only after seeing pests



Ignoring rooflines, attics, and crawl spaces



Temporary fixes without addressing root causes



Inconsistent sanitation enforcement



Working with Professional Pest Control Services

Property managers should engage trusted professionals to:

- Conduct thorough inspections and reporting
- Remove wildlife humanely
- Apply long-term exclusion and IPM strategies
- Provide seasonal maintenance planning

Abra Kadabra offers inspection-driven, Minnesota-focused pest management services tailored for property managers, ensuring preventive measures are in place year-round.

In Conclusion

Understanding pest control fundamentals empowers property managers to protect their properties, tenants, and operations. Proactive inspections, exclusion, sanitation, and monitoring are the backbone of effective property pest management. For expert guidance, inspection services, and tailored maintenance plans, Abra Kadabra is your trusted property management partner. Minnesota-tested. Property manager-focused. Prevention-driven.