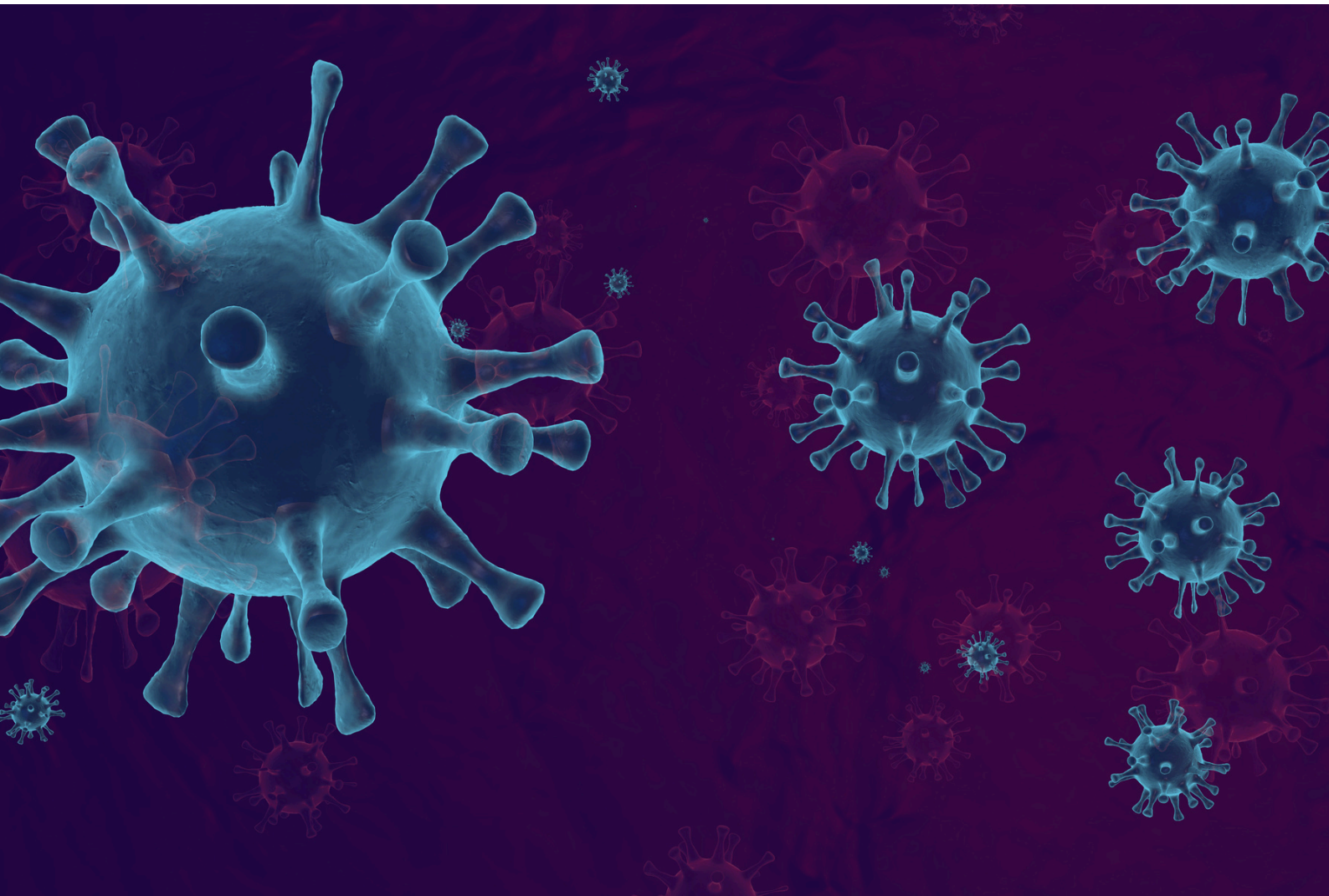




# ZOONOTIC DISEASES TRANSMITTED BY PESTS

A GUIDE FOR BUSINESS OWNERS & PROPERTY MANAGERS



Commercial properties and multi-tenant buildings can inadvertently become hosts to pests that carry diseases transmissible to humans. Understanding these zoonotic risks helps property managers and business owners maintain safe, healthy environments. This guide highlights the primary disease risks posed by common pests, prevention methods, and proactive management strategies.

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# Why Understanding Zoonotic Diseases Matters



Protects tenant, employee, and customer health



Reduces liability exposure for property owners



Supports compliance with health and safety regulations



Enhances trust and reputation among tenants and the public

# Common Pests and Associated Zoonotic Diseases

Pest	Common Zoonotic Diseases	Transmission Pathways
Rodents (Mice & Rats)	Leptospirosis, Salmonella, Hantavirus,	Urine, droppings, contaminated surfaces or food
Raccoons	Rabies, Baylisascaris procyonis (Roundworm)	Bites, scratches, contact with feces
Squirrels	Leptospirosis	Contact with urine/feces
Bats	Rabies, Histoplasmosis	Bites, saliva, fungal spores in droppings
Birds (Pigeons, Starlings)	Histoplasmosis, Psittacosis	Fungal spores in droppings, inhalation
Cockroaches	Salmonella, E. coli, Large infestations can cause asthma issues.	Physical contact with food or food surfaces, saliva, fecal deposition
Flies	Salmonella, E. Coli	Landing on food or food surfaces
Mosquitoes	West Nile Virus, La Crosse encephalitis, Dog heartworm	Bites, saliva
Ticks	Lyme disease, Anaplasmosis, Ehrlichiosis, Babesiosis	Bites, saliva

# Key Strategies for Disease Prevention

## Inspection & Monitoring

- Regularly inspect roofs, attics, crawl spaces, and common areas
- Identify signs of wildlife or pest activity early
- Maintain logs of pest sightings and activity

## Exclusion & Physical Barriers

- Seal gaps, cracks, vents, and roof penetrations
- Install screens on windows, vents, and drains
- Reinforce entry points for wildlife and rodents

## Sanitation Practices

- Maintain clean trash and waste management systems
- Remove standing water and organic debris
- Ensure proper food storage and cleanliness in commercial kitchens

## Integrated Pest Management (IPM)

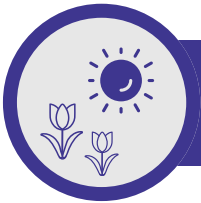
- Use traps and monitoring stations strategically
- Employ species-specific, environmentally responsible treatments
- Combine preventive measures with targeted interventions

## Staff & Tenant Education

- Inform staff about potential zoonotic risks
- Encourage reporting of pest sightings or animal activity
- Provide clear protocols for handling suspected contamination or wildlife exposure

# Seasonal Considerations

Seasonal planning helps align inspections and interventions with peak activity periods.



Spring & Summer: Increased activity of insects, rodents, and birds



Fall: Rodents and raccoons seek indoor shelter



Winter: Rodents may persist indoors, and bats may attempt roosting



## When to Engage Professionals

Professional pest and wildlife management is recommended if:

- Evidence of active infestations is found
- Wildlife has accessed sensitive areas such as attics or roofs
- Pest activity poses a potential health risk to tenants or staff
- Sanitation and exclusion efforts alone are insufficient

Abra Kadabra provides IPM-focused, Minnesota-specific solutions to mitigate disease risk, prevent pest entry, and maintain a safe environment.

## In Conclusion

Zoonotic diseases are a serious concern for commercial properties. Proactive inspection, exclusion, sanitation, and IPM practices protect tenants, staff, and the business itself. Combining seasonal planning with professional support ensures long-term safety and compliance. For expert guidance and prevention services, Abra Kadabra is your trusted partner in commercial pest and wildlife management. Minnesota-tested. IPM-centered. Health-focused.