

**MAINTAIN**

**YOUR POSITION**

**AGAINST PESTS**

A Preventive Maintenance Schedule

**ORKIN**

®

COMMERCIAL SERVICES

# In the pest control business, there's a saying that an ounce of prevention is worth a pound of rodent bait stations.

Okay, so that's not really a saying, but the idea behind it still holds true: some well-placed preventive measures can help save you from a pest-provoked headache in the long run.

We know you're pressed for time, so we've broken your facility down into zones based on how much pest pressure they're likely to face and how frequently they'll need attention. Add the tasks for these zones into your ongoing facility maintenance plan over the next 12 months, and you'll succeed in getting your operation in optimal shape. Then put your maintenance plan on maintenance mode – take regular walk-throughs and focus your attention on trouble spots, high-pressure areas and seasonal concerns.

#### PEST PRESSURE



Low

#### MAINTENANCE FREQUENCY



Every Six Months

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# GREEN ZONES

These locations have less moisture and potential food sources for meal-seeking pests, but they still offer convenient hiding places. In some cases, the fact that they're less-trafficked areas means a pest problem could go unchecked.

# SUPPLY & RAW MATERIAL STORAGE

Dry storage areas housing raw materials that aren't ideal food sources for pests are less likely to be under high pressure. Inspect these areas semi-annually:

## FLOOR

Dead insects or droppings may indicate a population is nearby.

## BASEBOARDS

Gnaw marks and grease marks on baseboards are signs of rodent activity.

## PACKAGING & CARDBOARD

Chewed cardboard is another indication rodents may be around.

## SHELVING

Follow proper storage practices with all materials off the floor and shelves with at least 18 inches of space from the wall.



# OFFICES

Your employees are in and out of offices daily, and you likely have janitorial services that routinely vacuum and tidy. But there's something to be said for taking a look every six months with pest management in mind.

## OFFICE SPACE

Cluttered office spaces provide harborage to pests.

## BASEBOARDS

Gnaw marks and grease marks on baseboards are signs of rodent activity.

## PERSONAL ITEMS

People can bring pests with them into the office.

## BAD HABITS

Be on the lookout for employees who have a collection of half-full coffee cups or takeout containers, and remind them to dispose of these in a timely manner.

PEST PRESSURE



Moderate

MAINTENANCE FREQUENCY



Every Three Months

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# YELLOW ZONES

Yellow zones represent slightly more pest-friendly areas with the kind of moisture and materials that can sustain pest invaders. Attend to these quarterly, or when seasons change, to monitor weather-related pressures.

# DUMPSTERS & BULK RECYCLING



As an operation without massive amounts of food manufacturing-related waste, your dumpsters likely stay relatively clean. However, rainwater can collect in the bottom and combine with decomposing garbage, creating a sludge that's enticing to pests. An abundance of cardboard also provides plentiful shelter for a variety of pests, so monitor the volume of recycling as well.

## DUMPSTER CONDITION

Make sure your dumpsters aren't accumulating residual garbage, corroding or leaking at the bottom. Keep lids and doors closed to limit water collection or wildlife entry.

## VOLUME OF WASTE

Assess whether your current pick-up schedule is sufficient for the amount of garbage and recycling your facility produces.

# EQUIPMENT

Your equipment is the lifeblood of your operation, so it's already a priority to keep it in good working order. What you may not realize is that these warm, potentially condensation-producing machines can make a well-oiled hiding place for pests.

## UNDERNEATH

Pay special attention to the area under equipment to ensure there's no debris.

## BEHIND & BETWEEN

Equipment that's in tight spaces can provide a safe hiding spot for pests. Use a flashlight to shine a light on pests that have made their way to the dark side.

## DRAIN

Any equipment that drains in some way can attract pests. A quarterly deep clean of the drain is always a good idea.



# BREAKROOMS

The areas where you have breakfast and lunch can also become the places where pests enjoy their meals. Maintain good sanitation practices to help protect operations.

## REFRIGERATORS

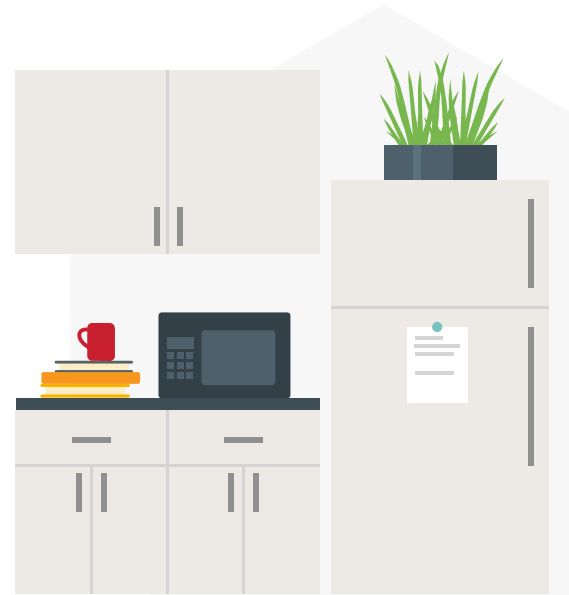
Periodically purge leftovers and urge employees to use airtight containers.

## CABINETS

Dry goods can attract stored product pests or ants if left unchecked.

## APPLIANCES

Watch for food debris in and around microwaves, residue around coffee machines and leaks around dishwashers.



# BATHROOMS

They're one of the few places in your facility where there's an abundance of water. While routine cleaning already helps keep most pest problems at bay, you'll want to do all you can to prevent your bathrooms from becoming a pitstop for pests.

## SEALS

Check that the floor-to-toilet seal is intact.

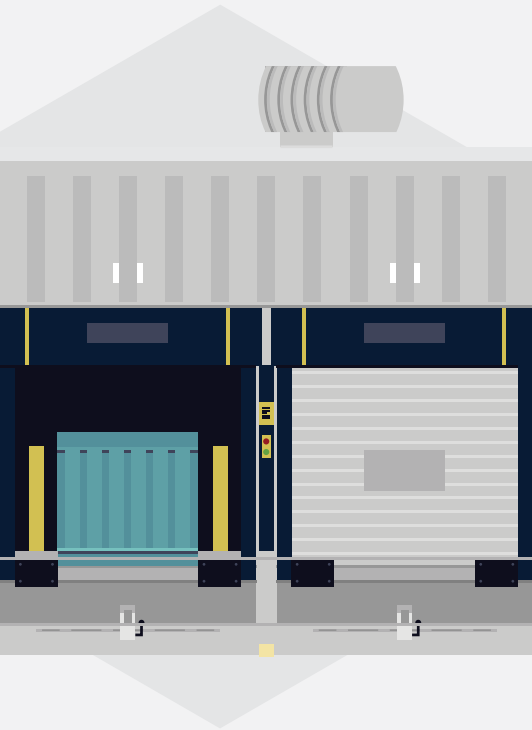
## PLUMBING PENETRATION

Ensure areas where plumbing emerges from the wall are tightly sealed.

## LEAKS

Assess for leaks around toilets or sinks, as well as dripping faucets.





# ROOF

It's the top of your facility, and it's easy to overlook. Unless there's a major leak, the roof can go neglected. But it's important to do a periodic check on the following:

## STANDING WATER

Standing water puddling on your roof can become a watering hole for unwanted pests.

## DEBRIS AND GROWTH

If storms have blown branches or vegetation onto the roof, clear them off. Also, look for moss or other plants that may have taken root and give them the boot.

## HVAC

Make sure the HVAC unit is draining properly. Check that screens and filters are in place and in proper condition.

# RETENTION PONDS

Helpful for handling water runoff from the paved areas around your facility, retention ponds can also become a "help yourself" location for pests. Make sure the ponds aren't retaining mosquitos, rodents and other unwanted visitors, too.

## VEGETATION

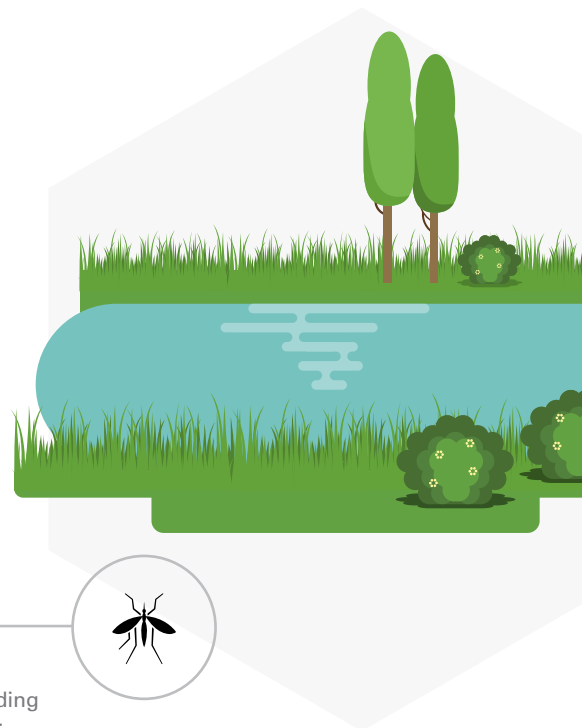
Particularly in warm months, make sure the vegetation around the retention pond is maintained. Trim long grasses, which can harbor rodents.

## STAGNANCY

Is your retention pond stagnant and showing signs of algae? This nutrient-rich growth is a beacon for pests, so dredge the pond as needed to keep it fresh.

## SCRATCH THE ITCH

Retention ponds can also be fertile ground for mosquitoes – literally. Mosquitoes need standing water to breed, and a retention pond fits the bill. Consider a mosquito control treatment during mosquito season to protect your employees from these disease-carrying pests.



#### PEST PRESSURE



High

#### MAINTENANCE FREQUENCY



Once a Month

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# RED ZONES

The good news is that most of your red zones are outside the facility – but that can make them easier to ignore. Here are the highlights of the exterior areas that need your attention. We suggest committing to monthly checks on these zones until you think they're in excellent shape. Then you can move them to a quarterly status.



# ENTRANCES

Flying and crawling pests have no trouble using the same door you do.

## DOOR SWEEPS

Ensure brush bristles are in good condition and properly sealing underneath doors.

## DOOR SEALS

Weather stripping should eliminate gaps between the door edge and frame.

## DOOR CLOSER

For doors that use a mechanical device to automatically close the door, ensure the device functions properly, closing the door tightly and at the right speed.

# RECEIVING & SHIPPING DOCKS

Incoming and outgoing shipments are business as usual until pests get involved. Keep these aspects of your dock in good working order to reduce the potential for pest introduction.

## DOCK PLATES

Make sure they're fitted tightly in place and without gaps.

## DOCK LEVELERS

Ensure brush bristles are in good condition and properly sealing underneath levelers.

## STRIPPING

No strips should be missing or damaged, or the dock opening won't be effectively covered.

## AIR CURTAINS

Confirm they're functioning properly and directed away from the building.



# FACILITY EXTERIOR

We've talked about doors, but don't forget the walls and foundation of your facility. Cracks and gaps that may seem insignificant can be a highway to your building's interior for pests.

## UTILITY PENETRATIONS

Ensure the areas around plumbing, electrical and drains are sealed to help eliminate easy pest access.

## CEMENT & MORTAR

Cracking and crumbling cement should be repaired.

## WINDOWS

Seal gaps around framing with caulk, and make sure the screens are in good condition.

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## BLAME IT ON THE RAIN

Have you had a few days of rainfall? Take a walk around your facility and look for areas where water isn't draining properly. Then, modify drainage systems as needed to ensure water is flowing away from your facility.



# LONG-TERM MAINTENANCE CONSIDERATIONS

We've covered what to do on an ongoing basis, but opportunities may arise to amp up your pest prevention strategies as you upgrade your facility.

## REPAVING

Before you repave, note any areas that have sunken and tend to collect water. Work with your paving vendor to make sure the grading is done properly to eliminate this problem.

## LIGHTING

If you replace exterior or parking lot lighting, consider sodium vapor or LED lights to help reduce the potential for attracting flying insects.

## EXPANSION

Disturbing the area around your facility with construction is likely to churn up some pests. Consult your pest management provider to implement protective strategies.

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Invite your pest management provider to your baseline walk-through so you can be on the same page about what you're trying to accomplish in problem areas, your goals and how to track progress during service visits. Soon, you'll be well on your way to a smooth-running operation, with pests crawling the other way.

Are you interested in learning how to better safeguard your manufacturing facility with an effective Integrated Pest Management (IPM) plan? Visit [orkin.com](http://orkin.com) to learn more about our Precision Protection™ service – at your request, we can conduct a professional site inspection and recommend an IPM plan with no obligation whatsoever. Each Precision Protection program delivers scientifically based solutions to meet your facility's needs.



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