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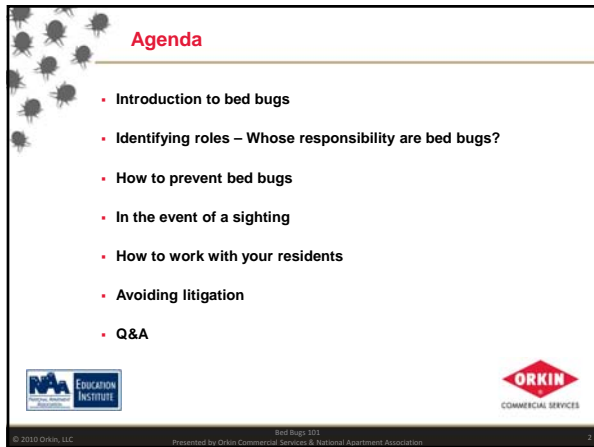
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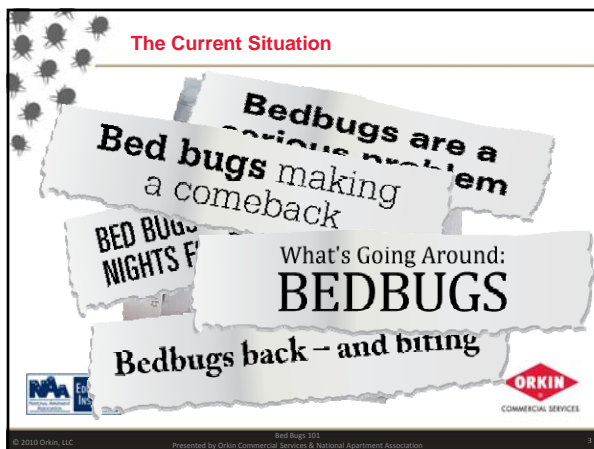
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### A History of Bed Bugs

- Originally introduced to U.S. with the early colonists
- Thought to be gone from the U.S. after 1960, but maybe never left
- Several theories to explain comeback:
  - Never really went away
  - Increase in international travel
  - Pest control treatments have become more targeted and less toxic

Location	Percentage
Single family residences	30%
Apartments	22%
Hotels	26%
Motels	12%
Other	10%

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### A Profile of the Bed Bug

- Adults about 0.5 cm long, broadly flat and oval (like an apple seed)
- Brown in color (reddish brown after feeding)
- Nocturnal
- Must feed on blood; prefers human blood but may feed on other mammals or poultry

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### A Bed Bug's Favorite Meal

- Takes a blood meal in 3-10 min. (consumes about 3 times its body weight when feeding)

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### A Bed Bugs Favorite Meal

- Can travel up to 15-20 ft. (each way) nightly to feed
- Feeds every few days if hosts available and leaves itchy red welts on some, no signs on others
- Usually excretes part of previous meal after feeding, leaving telltale stains

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### How Bed Bug Infestations Happen

- Bed bugs enter apartment communities on:
  - Luggage
  - Clothing or personal belongings
  - Furniture
- Why multifamily presents a challenge:
  - More clutter
  - Lack of routine cleaning
  - Sharing furniture





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### Threats

- Social stigma
- Resident complaints, canceled contracts or litigation
- Bed bugs not known to transmit disease. Reactions can vary:
  - No reaction
  - Immediate reaction
  - Delayed reaction
- Damaged reputation





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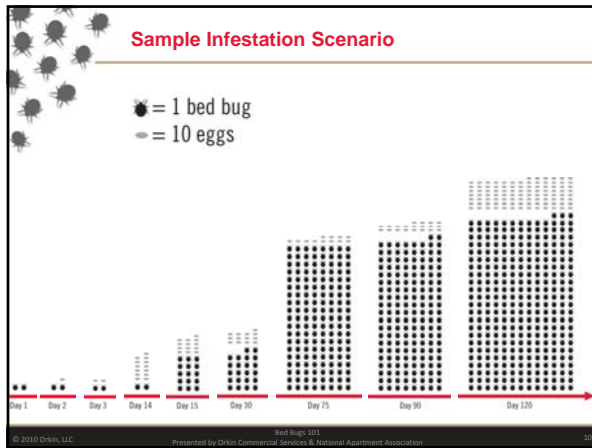
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### Identifying Roles: Property Management

1. Educate staff and residents
2. Establish a bed bug policy
3. Inspect between residents and throughout the year
4. Assist in preparing for treatment

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### Identifying Roles: Maintenance

1. Understand bed bugs
2. Serve as a resource for residents
3. Work with the pest management provider

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### Identifying Roles: Residents

1. Ask for information
2. Report sightings immediately
3. Avoid collecting discarded furniture / inspect second-hand furniture
4. Check luggage after traveling
5. Periodically inspect apartment



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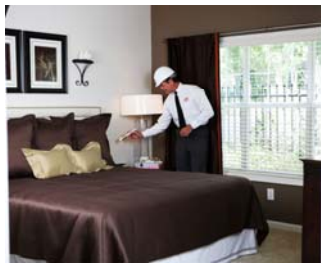
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### Identifying Roles: Outside Parties

- Pest Control Provider
- Furniture Rental



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### "Spotting" the Signs



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### "Spotting" the Signs

- Concentrate on a 5 ft. radius from the bed



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### Spotting the Signs

- Understand not only *where* to look, but *how* to look
- A basic inspection includes:
  - Checking behind the headboard
  - Pulling off the bedding, starting at the corners and making your way around the bed
  - Rolling the sheets in toward the center of the bed
  - Checking the mattress seams, mattress tags, box spring and bed frame



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### Monitor Dumpsters

- Remove, mark or destroy any furniture that might be attractive to passersby as a thrifty deal



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### In the Event of a Sighting

- **DO NOT:**
  - Disturb room further
  - Take any items out of the room or apartment
- **DO:**
  - Contact your pest management professional
  - Determine a relocation policy for residents in infested apartments



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### In the Event of a Sighting

- Work with your pest management provider and apartment staff to prepare the apartment for treatment:
  - Pull furniture into the center of the room
  - Remove or loosen all items attached to the walls
  - Loosen carpet around perimeter of room
  - Vacuum mattress, box spring, carpet along baseboards



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### Non Chemical Treatment

- Non-chemical and environmentally conscious
  - Disposal
  - Laundering
  - Heat
  - Freezing



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### Chemical Treatment

- Chemical treatments by a licensed professional
  - Non-residual chemical treatments
  - Residual chemical treatments
  - Fumigate



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### How to Avoid Litigation

- Documentation
- Establish a preventive bed bug routine
- Perform regular inspections
- Provide education for residents
- Use encasements for mattresses and box springs
- Ask residents to inspect luggage after traveling
- Define roles
- Set expectations with residents




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Questions?  
 Dr. Ron Harrison: [rharriso@rollins.com](mailto:rharriso@rollins.com)  
 NAAEI/NAA: [Shana@naahq.org](mailto:Shana@naahq.org)



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