

## Mice

We must be clear that mice only appear because there are food sources. If a home is vacant and without food sources there are no mice. Mice don't stay where there is no food and they don't nest and multiply unless there is food. Prior mouse activity is not a CAUSE of current mouse activity, meaning that mice appearing 2 years ago without sightings are not the cause of new mice appearing. Current mouse activity is CAUSED by people living in the home not securing their food sources. Mice are everywhere and always looking. They will follow you into an open door. If you have food present, they will stay and become a problem. If there is no food they must leave or starve. It is that simple.

Roberts and Sons is committed to getting rid of the mice and will do what we must to support the effort, but there are only 3 things you / we can do to get rid of them, and you must do them in this order. This is not automatically an owner responsibility or a fault for the owner to fix. You must remain in contact with us as to the status of the issue and not let it get out of control.

- 1) Remove all food sources. This means anything that is in any cupboard that isn't in a hard container, (glass jar or can) needs to be put into a sealed bin or in the fridge. Pet food, cereal boxes, boxes of cake mix, bags of pasta, bags of flour, sugar, energy bars, ramen ..everything that isn't in a sealed HARD container is now a target because you have verified that a mouse was seen. Normally when mice pass through, they don't bother to break into boxes and bags, they are looking for food that is loose or dropped on the floor...some rice, cereal or a dusting of flour from the time you made pancakes, or if you put a bag of flour back on a shelf it has flour powder on the outside. Mice will see this available food, stop to eat it and then explore the area to find more. At that point you now have to seal everything away in hard containers to get control back of your house. You need to do this immediately!!! Take everything out of every single cupboard and inspect it, secure it, throw away anything you can't secure, and wipe out and vacuum everything. Even a few cheerios, or piece of pet food, or a bit of spilled flour is a feast that mice can live on for days. You have to get rid of everything. Mice can jump 6 feet in the air and catch the edge of a cupboard door and pry it open with their body. Cupboards up higher that you can reach are still targets as they can get to the counter and then get into all of them looking for food. If you have already told Roberts and Sons that you found mice eating food then the cause of the mice infestation is factually the food.
- 2) Set traps. Traps are \$5 at home depot for a pack of 3. We will reimburse your them, but if we have to pay our exterminators to come and place them in the home and make return trips then it costs hundreds of dollars and the mice only came because they found your food. If there is only one or two mice and you caught it early then it should resolve in a few days, but if you are seeing lots of mice you will need several traps and longer to get them. If things are not manageable we will send pest control, but if things are out of hand because of available food sources, then you are accepting that we can bill you back for some or all of their effort depending on what they find. There were no active mice issues when you moved in, but if there are mice issues now after living in the home then it is a food source issue.
- 3) Put out poison. This is a last resort option. You can do it if you like, but if we get to a point where the mouse population is out of control, then we have no choice but to use exterminators and poison. You have to be prepared for this, but the other steps still have to be enacted first.