

Lakewood Exterminating LLC
13443 Detroit Ave. #8
Lakewood, OH 44107
(216) 466-2486
www.lakewoodexterminating.com



Price Guide 2024

Prices are Valid for Homes Within a Half-Hour Drive from Our Lakewood Office.

Missed Appointments: If we arrive at the job site and cannot gain access to the property (if required), there will be an \$80 missed appointment fee.

Arrival Window: Allow an hour arrival window around the scheduled appointment time.

Trip Charge: For locations between a half hour and forty minutes, there will be an additional "trip charge" of \$50 per visit for single services and non-warranted follow-up visits. Add \$100 for anything over 40 minutes and for 3-visit service plans.

Additional Units: Unless otherwise noted, all prices are for single-family homes under 4000 Sq. Feet. For multi-family homes, extra units can be added for \$50 for single services or \$100 for 3-visit service plans (per additional unit).

For commercial properties and apartments with more than four units, the cost per service is \$200 per hour of labor- plus materials costing over \$30 (unless quoted otherwise).

Please allow two weeks for control to be achieved before requesting follow-up service.

During the initial service, we will inform the customer if sanitation issues or other factors compromise the warranty.

Preparation For Service: For any insect-related pest service, the tenants must keep children and pets out of the treatment area until the spray has dried.

Please follow the preparation guidelines for flea, cockroach, and bed bug treatments. The link to download the PDF is under each relative service below. For rentals, it is the customer's responsibility to provide access, provide tenants with the preparation guidelines, and make sure they properly prepare and vacate.

Add-on Services/ Multiple Pest Treatments: Customers can purchase multiple services simultaneously. When bundled, receive 20% off the lesser service.

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We specialize in Residential Mouse Control!

Mouse Control Comes with Two Options:

Single Service Mouse Control: \$200 plus tax per service, with \$100 plus tax per follow-up within 60 days of initial service. The single service follow-ups are call-as-needed.

****The Single Service is always scheduled as default for property management work orders- unless the 3-visit plan is specifically requested.***

Service Plan 3-visits- 400\$ plus tax. Comes with a 90-day warranty from the date of initial service.

The initial service is the same as the single service.

Both include:

- An interior inspection to locate areas of activity.
- An exterior inspection to locate all potential wildlife entry points.
- A square foot area of patchwork repairs along the foundation level of the home to seal entry points.
- Interior control with traps/bait. Trap boxes are left inside the living space for the customer to maintain and bait stations are placed in basements/ attics to control
- If there are any additional repair recommendations, a quote will be provided.

Usually, 3 or 4 Trap-rite boxes are placed inside the living space (kitchen), three bait stations are set on top of the basement walls, and soft bait is applied to inaccessible crawlspaces and attics. Alternatively, all traps can be used.

When traps are used, we schedule the first follow-up in 3 days. The second follow-up is one week following.

Bait stations work best with this service plan. In this case, we follow up in one week and then in two to three weeks.

The customer has 90 days from the initial service date to call us back if they see signs of mouse activity.

<https://youtu.be/7uWJfLzdz8>



Rat Control Service Plan 3 Visits—\$400 plus tax. It comes with a 90-day warranty. We do not provide a warranty if two or more of the factors listed below are true. In these cases, we notify you, and any visit past the third is charged a \$100 service call.

- If it got ahold of food and now has a food cache.
- If it has been inside the home for an extended period (over one week).
- If it set off a snap trap.
- Got stuck on a glue trap, and it freed itself.
- If plumbing repairs are not fixed in conjunction with the service.

Rats most often enter through open sewer lines in the basement. Usually, a plumber is required to make these repairs. We can install floor drain strainers and screen sump pump lids for an extra fee.

If we determine that plumbing is not the access point, we include the same repairs as the mouse control service.

Rat control includes setting approximately 25 snap traps in the basement. We show the responsible party the trap locations. They check the traps and report any activity.

Traps are the property of Lakewood Exterminating. No one is to handle the traps or any caught rats. Once a caught rat is reported, we return to remove the rat.

We set a one-week follow-up at the time of the initial service. Traps are left long enough to determine that there is no longer rat activity. The third visit is to remove the traps.

Usually, there is only one rat inside of a home.

Rats frequently feed on dog food left out in pet dishes.

Rodent-Proofing:

Each initial mouse and rat control visit includes a square foot area of patchwork repairs along the foundation level of the home. (As many holes that fit into a square foot area.)

Patchwork repair includes spot repairs that can be made with clear sealant, spray foam, and Xcluder/stainless steel fabric, which we carry on the truck with us.

- Anything over a total of a square foot area or any repair requiring other materials is quoted separately.
- Also, any repair that requires an extension ladder (over ten feet) is quoted separately.
- We do not remove lattice from porch or deck panels unless they easily unscrew or are on hinges.
- **We do not include interior repairs. If there are interior repair recommendations, we will send you pictures.**

Regarding interior repairs, we do the repairs outside to prevent further rodent entry into the structure. Then, we trap or use rodenticides to control the population left inside. If done correctly and all repair recommendations are made, filling holes on the inside is not necessary.

Additional repairs: We will document our recommendations and send photos of the areas. If we can provide the repairs, a quote will be provided, or the cost will be listed on the invoice notes.

General Pricing Estimates for Extra Repair Work:

- A basic repair estimate is \$250 per hour of labor plus materials. Cost may vary.
- Screening vents start at \$120.
- Most extra rodent proofing takes approximately 2.5 hours of labor plus materials.

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Exterior Rodent Bait Stations-

Bait stations cost \$50 per station installed. Most homes take four stations. The cost per visit to maintain the bait stations is \$50 for a home with four stations. Add \$10 per maintenance service for each additional station.

Maintenance service intervals start at 2-week intervals and are spaced according to activity levels going forward. A constant supply of bait is required for success. With high rodent populations, you need more frequent visits. Rat control also requires more frequent visits initially.

We aim to decrease the service intervals to monthly and then to a maintenance schedule every other month. Most people need a handful of more frequent visits before going on a maintenance schedule.

Exterior rodent bait stations are tier 1 tamper-resistant to children and pets. They are locked boxes that are anchored with a concrete base. The rodenticide is secured to metal rods within the station. Stations do not trap rodents inside of them.

Either party may cancel at any time. Bait stations will be removed upon cancellation at no charge.

You can target rats, mice, and voles with the stations. Chipmunks will be able to access the bait and may die from it. However, we cannot sell the stations specifically to target chipmunks.

This is a population reduction program. It does not guarantee you will not find a rodent inside or outside your home.

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Cockroach Service Comes with Two Options:

Single Service- 200\$ plus tax (\$50 per additional living unit)

Follow-up treatments cost half the price of the initial service within 60 days of the initial visit.

****The Single Service is always scheduled as default for property management work orders- unless the 3-visit plan is specifically requested.***

We include bathroom(s), basement, and kitchen treatments. Occupants must stay out of the treatment areas until the spray has dried. If the customer wants the entire living space treated, we ask that they vacate the home for 3-4 hours.

We cannot guarantee our work if a home has sanitation issues/ cannot follow the preparation guidelines. For these homes, we only schedule single services.

The main contributing factors in homes with cockroaches are grease around the stove and water leaks under the sink.

We recommend a single service plus a 3-week follow-up for established infestations.

Service Plan 3 Visits- 400\$ plus tax (\$100 per additional unit)

The exact initial service is included as a single service—plus two follow-up visits. The service comes with a 90-day warranty from the date of initial service. Customers must prepare according to the guidelines and follow any sanitation recommendations to receive the warranty. Visits are spaced approximately three weeks apart. Upon completion of the initial visit, we will notify you if it is necessary to vacate for any of the following treatments. In most cases, we utilize a no-spray approach during the follow-up visits so occupants do not have to vacate.

A half-hour of HEPA vacuuming cockroaches can be added for an extra \$100 upon request.

We recommend vacating the home for all initial cockroach services (2-3 hours). Otherwise, we treat the basement, kitchen, and bathroom with the agreement that these areas will remain vacant until the spray has dried.

<https://youtu.be/zOA6CZj7kIE>

<https://lakewoodexterminating.com/wp-content/uploads/2022/03/German-Cockroach-Treatment-Preparation-Guidelines.pdf>

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Bed Bug Service Plans

\$75 Inspection Fee

All services start with an inspection to determine the number of rooms affected, evaluate the level of infestation, and determine what preparation must be performed. This fee is not waived or refunded if you perform the actual service.

A quote will be provided during the inspection. Prices vary depending on the number of rooms affected, the level of infestation, and the condition of the rooms.

The listed prices do not include homes that are cluttered or have high populations (over fifty bed bugs). Prices may also increase if more than one bed is in a bedroom. We price per bedroom since we include Encasements/ ActiveGuard Liners with our services. The entire unit will be treated as needed despite pricing per room.

When bed bugs are found in one bedroom, the cost is \$550 plus tax.

When bed bugs are found in two bedrooms, the cost is \$800 plus tax.

3+ bedrooms are quoted during the inspection.

We provide a 60-day warranty.

After the initial service, we perform a two-week follow-up inspection. If live bed bugs are found, we spot-treat the respective areas. Inspections recur at two-week intervals until no live bed bugs are found. If no live bed bugs are found, we do not return. Enjoy free retreatments if a live bed bug is found within the remainder of the 60 days.

<https://www.lakewoodexterminating.com/wp-content/uploads/2024/02/Bed-Bug-Preparation-Guidelines-LKWD-EXT.pdf>

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***For General Insect Pest Treatments, the Outdoor Spray Season is March-November.**

Quarterly Pest Control Plan- 110\$ plus tax per service

Timing: The customer receives four scheduled services during the outdoor spray season*. We schedule services at 2-month intervals, varying from 7- 10 weeks apart.

Included Pests are ants, Spiders, Centipedes, Millipedes, Yellowjackets, Paper Wasps, Mud Daubers, Cockroaches, Ground Beetles, Crickets, Silverfish, Springtails, Earwigs, and Potato Bugs. (This service can be used for roaches after a cockroach-specific service has been performed.)

Non-Covered Pests: Bed bugs, Wildlife, Swarming Insects (i.e., flies, mosquitoes, etc.), Moths/Stored-Product Pests, and Wood-Destroying Organisms. Does not include ants or wasp nests found away from the home.

20% Discount for Non-Covered Services

Duplexes: These also cost \$110\$ plus tax per service, but there is an additional fee of \$80\$ for each interior pest control service.

(Homes over 4000 sq ft quoted separately.)

Exterior Rodent Bait Stations: These can be added to any seasonal plan. The cost to have them installed is \$50 per station. Adding up to four stations adds \$10 per visit, plus one visit in December to refill the stations for \$50. This does not guarantee that you will not have rodents inside or out, but it reduces the population of mice and rats outside.

What's Included: These are exterior treatments unless they have an active pest infestation inside and request an interior treatment in advance. Otherwise, there is no need to be home for the treatments.

If we are on the final round of spraying, the cost is the same as the single service. The discounted price starts in spring.

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Single Service General Pests- 175\$ plus tax.

Use this one-time visit for **Spiders, Centipedes, Ants** (excluding carpenter ants), and **Silverfish**. **Receive a 60-day warranty against the pest(s) we target during the treatment.**

- Includes exterior treatment of home (March-November). Exterior treatments include the home, garage, and sheds.
- Includes de-webbing of spider webs on the exterior of the home.
- Includes ant baiting/ spot spray/ crack and crevice treatments for active pest infestations inside.
- If a full interior spray is requested, the home must be vacated for 3-4 hours. Add 75\$ extra.
- Add 75\$ extra for power dusting or granular baiting of attics. Sometimes necessary for Silverfish.

The warranty does not cover pests found away from the home unless otherwise specified in the invoice notes.

Your invoice will say: Single Service—small ants, centipedes, or spiders. When we target multiple general pests, the invoice will say: Single Service- general pests.

Carpenter Ants- Single Service 250\$ plus tax

- **Comes with a 90-day warranty.**
- Includes inspection for water-damaged wood components of the home where satellite colonies could be.
- Includes localized treatments to areas with potential carpenter ant nests.
- Gel/ granular bait application inside.
- When exterior temperatures are above 65 degrees, we treat the base of all trees for the main colony and include an exterior treatment. Granular bait is applied outside of our spray bands.

Stinging Insects Comes with Three Options:

Single Service- Stinging Insects 175\$ plus tax

60-day warranty

- This service is for stinging insect control in springtime.
- Alternatively, we use it for stinging insect control when not treating a specific nest. Or for solitary stinging insects.
- Use this for swarming paper wasps in spring. This is usually when they emerge from hibernating in people's attics/siding. It occurs in April primarily.
- The same goes for mud daubers. They can appear to be swarming along rooflines, too, and this usually occurs through June.

For springtime wasps, we include an exterior treatment and interior treatments upon request. Interior service includes spot treatments and crack and crevice treatments. We can also try to make minor repairs to block their entry into the living space.

- Carpenter bees outside. This includes up to 6 holes. We will quote the job upon inspection for more significant infestations.
- Add 75\$ for ladder use. Most jobs can be done from the ground with extension poles.
- Use this for mud daubers in lawns or yellow jackets feeding on insects/ sap in trees and shrubs. In these cases, we treat the affected areas.
- When we treat structures for stinging insects, we warranty those structures on the property against stinging insect infestations for 60 days from the invoice date. Alternatively, we warranty the treated area for 60 days if treated away from a structure.

Once stinging insects develop nests that we can treat directly, we switch to one of the other two options.

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Stinging Insect Nest Treatment- 175\$ plus tax

- Treats the affected nests and warrants the treated areas only.
- We add 75\$ when we need to use an extension ladder. Ladders are not usually necessary since we have pole sprayers and bee poles.
- If the customer is experiencing stinging insects inside, we include an interior inspection and treatment or sealing of entry points into the living space.
- We do not provide service for customers who have sealed off the insect's entry points to their nest.
- Over-the-counter products can force stinging insects into the home. In these cases, the customer understands they may find stinging insects inside for approximately two weeks following treatment.
- It can take two weeks for the colony to collapse completely.

Stinging Insect Nest Treatment with General Insect Service- 250\$ plus tax

This service combines the Stinging Insect Nest Treatment with the Single Service: General Pests.

This service plan warrants the home from ants, spiders, centipedes, and wasps for 90 days and the entire property from stinging insect nests for 90 days.

Since yellow jacket nests become problematic in July, the 90 days provide coverage through most or all the remaining bug season.

<https://youtu.be/bZrOp95eq2s>

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Flea Control: 2- Visit Plan 300\$ plus tax

- Includes a 60-day warranty if customers follow the preparation guidelines.
- When customers do not follow them, there will be a 100\$ follow-up fee for any service beyond the second within 60 days of initial service.
- There is no warranty on vacant homes. (\$100 follow-ups for any visits past the second within 60 days of the initial service).
- Includes interior treatment.
- Customers can add up to 1500 square feet of lawn treatments to both services for an additional \$100 total. (Only shaded areas outside need to be treated.)
- We space the treatments two weeks apart.
- Customers may rent flea traps between the two visits for 25\$ each. We recommend 2-4 traps for normal homes and 6-8 for vacant homes or high populations.

Fleas are usually caused by raccoons or stray cats on the property. The source must also be removed to remove the fleas. All pets must be treated professionally by a vet or a groomer.

<https://www.lakewoodexterminating.com/wp-content/uploads/2023/11/Flea-Preparation-Guidelines-2024.pdf>



Pantry Moths/ Indian Meal Moth 2 Visit Service Plan- 300\$ plus tax

- Customers must dispose of all expired food before arrival.
- Clear pantries for treatment.
- We include inspection of food items.
- Includes treatment of affected areas and a detailed inspection to find hidden larval sources. Customers must vacate the treatment area for 3 hours.

We schedule follow-up visits 2-4 weeks apart.

Springtails- 2 Visit Plan 300\$ plus tax.

This includes lawn treatment, exterior perimeter treatment, and treatment of affected areas inside. We schedule the second visit two weeks after the initial service.

Clover Mites- Single Service 200\$ plus tax (no warranty)

- Since the eggs tend to hatch after a rain, repeated applications may be necessary.
- Customers may purchase retreatments for 100\$ plus tax per follow-up within 60 days of initial service.
- We apply liquid residual spray to the house's exterior- up to the lower windows.
- Additionally, we treat all shrubs and the lawn up to fifteen feet from the structure.
- The best control method within the home is to use a strong vacuum, preventing the mites from staining surfaces.
- Chemically treating mites in the home is unnecessary because they will die within a few days from dehydration.
- We can include an interior application if customers vacuum the mites before treatment.

Carpet Beetles- Single Service 250\$ plus tax

- Comes with a 90-day warranty.
- In most cases, pesticide application is unnecessary to resolve a carpet beetle problem.
- Carpet beetles feed off dander and pet hair.
- Most people find carpet beetles in areas they do not regularly clean, such as under beds or other furniture. In this case, a deep cleaning is all that they need.
- When customers report this type of infestation, we recommend cleaning the carpets and cleaning underneath things you do not often clean. If this does not resolve the problem after a couple of weeks, schedule service.

In other cases, carpet beetles can be a stored-product pest. For small beetles in the kitchen or pantry, we recommend that they dispose of potentially infested food before scheduling a pest control service. Give it one week after disposing of expired or infested food before calling for an appointment.

Sometimes, the larval source is not in the kitchen, nor does it relate to accumulations of dander. We can schedule a service if a customer cannot find the source independently. It can be from old mouse bait or any other stored grain. It can even come from types of kitty litter. Acorns stored in walls by mice are also examples of hidden sources.

If customers find them on carpeted areas, they must thoroughly clean them before any chemical treatment. Customers must vacate until the spray dries- 3-4 hours. The treatment is a broadcast spray, like a flea treatment. It also includes more localized treatments for potential larval sources. This can include wall void dusting, attic treatments, or treatments along the basement rim joist.



Filth Flies- Single Service 200\$ plus tax

- The customer understands that fly infestations are a sanitation problem.
- As a result, we do not warranty our fly control service.
- Customers may purchase extra treatments within 60 days of the initial fly control service for 100\$ per treatment.
- Includes inspection to locate larval sources and sanitation recommendations.
- Includes fly bait application to garbage receptacles, windows, lights, and other resting areas.
- Does not include exterior treatment besides the treatment of garbage receptacles.
- Once we complete the initial inspection, customers will receive an estimate for ongoing exterior fly control (if needed).
- Does not include carcass removal or cleaning.

Most fly infestations (bottle, blow, flesh, and house fly) result from an animal dying in the chimney. A wildlife control company or chimney sweep is required to remove the carcass and cap the top of the chimney.

Small Flies (drain/fruit flies, fungus gnats)- 200\$ plus tax

- The customer understands that fly infestations result from sanitation issues on the premises.
- As a result, we do not warranty fly treatments.
- Customers may purchase extra treatments within 60 days of the initial fly control service for 100\$ per treatment.
- Includes inspection for larval sources and sanitation recommendations. In most cases, we perform drain treatments.
- We instruct customers not to use the drains for 3-4 hours post-treatment.
- Includes fly bait application to fly resting areas or to fly traps.

For fungus gnats, we apply a 2-inch sand layer to the top layer of the potting soil. Customers may need to dispose of infested plants.

Sewer flies look like tiny heart-shaped moths. With this type of fly, there is usually a cracked sewer pipe. They feed deeper down drainpipes than fruit flies.

With phorid flies, a plumber must remove contaminated soil around sewer line breaks. We do not provide service for phorid flies.



Occasional Invaders (Asian Ladybird Beetles, Cluster Flies, Stinkbugs, Boxelder Bugs)- 250\$ plus tax

Comes with a 90-day warranty. Occasional invaders are pests that come inside yet do not reproduce inside. The above pests become troublesome when they overwinter inside homes in large numbers. These pests are most active on the S and W sides of the home. These sides get warmed by the sun the most.

1. The best way to control overwintering pests is to seal their entry points during summer when they are not inside the structure. We charge approximately \$250 per hour plus materials for pest-proofing.
2. The next best control method is to treat the exterior in the fall to prevent their entry into the structure. For this service, target the first week of October or a nearby sunny day.
3. Treating these pests after they have entered is not ideal. Large amounts of these insect carcasses inside your home can cause allergies or cause other pest problems. We can treat them, but you may still see some since they are already inside. Included is an exterior treatment to the potential entry points. What we do inside is determined upon inspection. In most cases, dust is applied to harborage sites. Otherwise, a space treatment is made with Nuvan Pest Strips. We inspect to see how their entry into the living space can be prevented. We may include minor interior repairs to keep them out of the living space.

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Termite/Wood Destroying Insect Inspections- 150\$ plus tax

WDI inspection for realty transactions. The inspection report is filled out on the NPMA-33 form.

We need to know if they are buying, selling, or refinancing. And if they had any previous treatment for termites, carpenter ants, carpenter bees, or wood-destroying beetles.

We will need access to all areas of the home and any outer structures on the property. We inspect exposed wooden structural components of the home and use moisture meters inside the living space on the exterior-facing walls.

Unknown Pest Diagnosis

Many pest problems can be diagnosed over the phone or by email. If you are unclear about which service your problem falls under, please email pictures to shawn@lakewoodexterminating.com. Our owner also provides phone consultations. Please reach out through email to set this up.

There is a \$90 pest diagnosis fee if you require a site visit to diagnose a pest issue.

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Wildlife

We Do Not Provide Services For:

- Raccoons,
- Groundhogs,
- Animals in the chimney,
- Carcass removal from HVAC Vents (Call a Vent Cleaning Company)
- Wildlife that requires trapping on high-pitched, metal, or wood roofs or the roofs of three+ story homes.
- Control of domestic animals. (Call City Animal Control)

For The Above Services We Recommend:

Nuisance Animal Removal: Steve- (216) 509-3255. Secondary number (440) 342-1168

Cages By Jim (216) 265-7580

The prices below are valid for homes on the west side of Cleveland, South to Brookpark Road, and West to Route 252. Prices may vary depending on how easily accessible the entry points are, the number of entry points, the complexity of repairs, and the distance the job is from the office.

Most of our wildlife jobs cost between \$432 and \$756.

Squirrel Removal-

We can do free estimates for squirrels. These are outside inspections from ground level. If a ladder or interior inspection is required, we charge \$90.

We charge a base price of \$250 as the trap set-up fee. Traps are set over the entry point outside/ adjacent to the entry point. The customer agrees to check the traps daily (legally, you must check them daily). We charge a base-price removal fee of \$100 per animal. The traps are left for one week. Then, we remove the traps and seal the entry point. The base price to remove the traps and seal the hole is \$200 plus tax.

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Skunks Underneath Decks, Porches, and Sheds

We can do free estimates for skunks under structures (porches, decks, sheds).

(We do not trap skunks or provide service for skunks that do not nest underneath a structure.)

We need to measure the area. If you want an approximate cost, you can measure the perimeter of your deck/ porch. Multiply how many feet you get by 20\$. Then, add 100\$ to remove the one-way doors and complete the repairs.

We install an in-ground fence around the perimeter of the structure and place a one-way door over the entry point. We leave it on for two weeks. This allows the skunks to leave but not get back in. After that period, nothing will be under the structure anymore. At that point, we remove the one-way door and complete the repair.

Skunk Video

<https://youtu.be/ih6HxrJyWQw?si=D5-mujv4rN-Mu0Xo>