



INSPECTING FLAT ROOF COMMERCIAL PROPERTIES FOR INTRUSIVE WILDLIFE

A PROFESSIONAL GUIDE FOR PROPERTY MANAGERS & FACILITY TEAMS



Flat-roof commercial buildings face unique risks of wildlife intrusion. From office complexes to warehouses, parapet walls, roof penetrations, and rooftop equipment can provide easy access and shelter for raccoons, squirrels, birds, bats, and rodents. In Minnesota, seasonal changes further increase these risks. This guide provides a step-by-step approach for facility managers, building engineers, and commercial property owners to identify vulnerabilities, recognize wildlife activity, and implement inspection routines that prevent costly damage.

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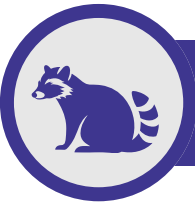


Why Flat Roofs Are High-Risk for Wildlife

- A low slope allows debris and water accumulation
- Numerous penetrations are often lightly sealed
- Parapet walls conceal entry points
- Rooftop equipment offers warmth and shelter

Unchecked, these conditions can lead to structural damage, safety hazards, and tenant complaints.

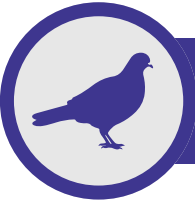
Common Wildlife Issues in Commercial Flat Roof Properties



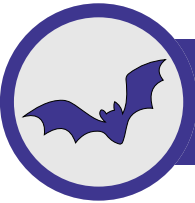
Raccoons: Tear roofing membranes, access HVAC and drain systems



Squirrels: Chew flashing, enter wall cavities, build nests



Birds (pigeons, starlings): Nest in ledges, equipment, or vents



Bats: Enter through expansion joints or roof gaps



Rodents: Access interior spaces via roof-to-wall junctions

Key Areas to Inspect

Roof Penetrations

- HVAC curbs, vents, and electrical conduits
- Plumbing and exhaust pipes
- Gas lines and utility connections
- Signs: Cracked sealant, lifted flashing, chew marks

Parapet Walls & Coping Caps

- Gaps between caps and walls
- Cracks in masonry or stucco
- Loose or lifted flashing

Roof Membrane & Seams

- Tears, blisters, or lifted seams
- Areas with frequent foot traffic
- Edges near parapets or equipment

Rooftop Drains & Scuppers

- Clogged drains, standing water, or debris
- Signs of nesting material

Mechanical Equipment & HVAC Units

- Gaps beneath units
- Insulation disturbance
- Nesting materials around bases



Signs of Wildlife Activity

- Torn roofing membrane or chew marks
- Droppings or urine stains
- Nesting materials on roofs or in equipment
- Scratching or movement sounds in walls or ceilings
- Unexplained leaks or structural stains

Safety Considerations for Inspections

- Use proper fall protection equipment
- Inspect during dry conditions
- Avoid roof damage from foot traffic
- Coordinate with maintenance or roofing teams

Professional inspections reduce risk and ensure thorough assessments.

Common Mistakes to Avoid

- Waiting for visible damage before inspecting
- Ignoring parapet walls, penetrations, or roof transitions
- Sealing entry points without removing wildlife first
- Temporary patches instead of permanent exclusion



When to Call a Professional

- Active wildlife observed on roof
- Repeated membrane damage or nesting activity
- Evidence of wildlife inside walls or ceiling voids
- Persistent water or moisture issues increasing wildlife attraction

Abra Kadabra provides inspection-led, humane wildlife removal and permanent exclusion tailored to commercial properties.



Abra Kadabra's Commercial Flat Roof Wildlife Solutions

- Comprehensive roofline and parapet inspections
- Humane wildlife removal and relocation
- Permanent exclusion using commercial-grade materials
- Coordination with facilities and roofing teams
- Long-term monitoring and prevention plans
- Focus: Solve root causes, protect property, reduce operational risk.

In Conclusion

Routine inspections and proactive management of flat-roof commercial properties are essential in Minnesota. Proper planning and professional oversight prevent damage, safeguard tenants, and maintain property value. For expert assessment and long-term wildlife prevention, Abra Kadabra is your partner in commercial property protection. Minnesota-tested. Commercial-focused. Prevention-driven.



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