ABRA KADABRA
PEST AND WILDLIFE

THE TRUE COST OF BIRD INFESTATIONS

HEALTH RISKS, STRUCTURAL DAMAGE, AND LEGAL LIABILITY GUIDE FOR REALTORS



Managing a commercial property should be focused on tenant satisfaction and growth, not consumed by costly structural repairs and health liabilities caused by birds. Before bird activity damages your property or creates safety concerns, implementing the right deterrent solutions can help protect your building and budget. Use this guidebook to explore professional bird control strategies and safeguard your facility.

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The Health & Safety Threat (CDC & OSHA Guidelines)

Bird droppings are highly acidic and act as a breeding ground for dangerous pathogens. According to the CDC, accumulated bird and bat droppings harbor the Histoplasma capsulatum fungus.

- Breathing in microscopic fungal spores from disturbed droppings can cause Histoplasmosis.
- Symptoms range from fever and cough to severe, life-threatening respiratory distress (ARDS) in vulnerable individuals.
- OSHA strictly requires site safety plans, dust suppression techniques, and proper PPE when workers or contractors are exposed to areas with significant bird dropping accumulations.

Legal and Structural Ramifications

- Insurance Claims: Highly corrosive uric acid in bird droppings quickly eats away at steel, iron, and stone facades. Accumulated nesting materials block commercial drainage systems, causing severe roof leaks that lead to costly insurance disputes.
- Negligence Liability: Property managers can face severe legal ramifications for negligence if tenants or maintenance staff contract illnesses due to unmanaged roosting sites.

Bird Deterrent Systems Comparison Chart

Photo Sample	Deterrent System	Aesthetic Visibility	Cost Range	Durability
	Bird Spikes	Moderate to High	Low-Medium	High
	Exclusion Netting	Low (if installed correctly)	Medium-High	High
	Electric Track	Very Low	High	High
	Tension Wire	Low	Medium	Medium

Tenant Communication Template

Subject: Important Notice: Upcoming Bird Control Maintenance at [Property Name]
Dear [Tenant/Resident Name],

To ensure the highest standards of health, safety, and facility cleanliness, Abra Kadabra Environmental will be performing professional bird deterrent installations on the exterior of our building.

- Service Date(s): [Insert Dates]
- Areas Affected: [Insert Areas, e.g., Roof, West Balconies]
- What to Expect: You may see technicians using lifts or ladders. There will be no disruption to your daily operations or utility services.

Proactive wildlife management protects the structural integrity of our building and the health of everyone on site. If you have any questions, please contact management at [Phone/Email].

Spring & Fall Bird Pressure Maintenance Checklist

Bird droppings are highly acidic and act as a breeding ground for dangerous pathogens. This checklist covers some key areas to inspect and service.



Roof Drains & Scuppers: Clear nesting debris to prevent standing water and roof leaks.



HVAC Units: Inspect for droppings that could be cycled into the building's air intake.



Signage & Awnings: Power-wash acidic droppings; assess if spikes need replacement.



Loading Docks: Check for torn exclusion netting or active roosting.



WHEN TO CALL A PROFESSIONAL

Contact a professional immediately if:

- Highly acidic bird droppings are accumulating on walkways, signage, or HVAC air intakes.
- Nesting materials are blocking roof drains, scuppers, or loading dock canopies.
- You receive tenant complaints regarding aggressive birds or respiratory health concerns.
- Your maintenance staff lacks the OSHA-required PPE to safely clean hazardous guano.
- Temporary DIY deterrents have failed to stop active roosting.

Professionals ensure OSHA-compliant sanitation, humane eviction, and architectural-grade exclusion for long-term facility protection.

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