



BIRDFREE

BIRD CONTROL FOR APARTMENTS

Birds can be a common problem around apartments and multifamily housing communities.

BIRDS CAUSE PROBLEMS

Apartment communities naturally attract birds. Rooflines, balconies, parking structures, HVAC equipment, and common areas all provide sheltered places to roost and nest. Food waste, standing water, and consistent human activity also make multifamily properties appealing environments for nuisance birds.

Resident complaints often increase as noise, odors, and unsanitary conditions become more noticeable throughout the property.

WE PROVIDE SOLUTIONS

Bird activity around apartment communities rarely stays limited to one area of the property. Without targeted prevention measures, roosting and nesting activity can continue spreading across rooftops, balconies, parking structures, drainage systems, and shared outdoor spaces.

Executive Summary

Bird activity in apartment and multifamily communities is a common and escalating issue that affects property upkeep, resident satisfaction, and operational costs. Species such as pigeons, sparrows, starlings, geese, and woodpeckers are attracted to buildings due to abundant shelter, food sources, and water. Without intervention, birds repeatedly return to nesting and roosting areas, leading to widespread and persistent problems across the property.

Key Risks and Impacts

- **Health & Safety:** Bird droppings create unsanitary conditions, increase slip hazards, and may carry diseases such as histoplasmosis. Nests can harbor parasites like bird mites, which can impact residents and pets. Aggressive behavior during nesting seasons also poses safety concerns.
- **Property Damage:** Acidic droppings corrode roofing, paint, and equipment, while nesting materials clog gutters, vents, and drainage systems. Bird activity around HVAC systems can reduce efficiency and potentially spread contaminants through air circulation.
- **Operational Challenges:** Ongoing cleaning, maintenance, and repairs increase workload and costs. Staff must also manage resident complaints related to noise, odors, and cleanliness.
- **Reputation Impact:** Visible bird issues can negatively affect resident experience, reduce amenity use, and lead to poor online reviews or reduced tenant retention.



Why Bird Control Matters for Property Managers

Bird activity around apartment buildings can create ongoing sanitation, maintenance, and resident satisfaction issues. Pigeons, sparrows, and starlings often return to the same roosting and nesting areas, allowing problems to spread throughout the property over time.

Woodpeckers' incessant drilling not only is bothersome but also damages your property. The holes created by woodpeckers cause structural damage and creates space for other pests.

Ducks and geese flock to habitats with short grasses and nearby watersources. Apartment complexes with ponds, lakes, or pools can be attractive to ducks and geese. These waterfowl can damage property, and their droppings make it unpleasant for residents and spread diseases.

Health & Safety Risks

Bird droppings create sanitation hazards around walkways, balconies, stairwells, and entry points. As waste accumulates, surfaces can become slippery and unsafe for residents, guests, and apartment staff.

Accumulations of droppings may also contribute to health concerns. Diseases associated with bird waste, including histoplasmosis, become a greater risk when dried droppings are disturbed and become airborne during cleanup or maintenance work.

Birds can also become territorial during nesting season. Residents and staff may encounter aggressive behavior near active nests around rooftops, balconies, and building entrances. Geese and mockingbirds are notorious for this.

Property Damage

Bird droppings are acidic and can stain or corrode roofing materials, paint, signage, metal surfaces, and mechanical equipment over time. Nesting materials commonly clog gutters, vents, and drainage systems, increasing the risk of water damage and maintenance issues throughout the property. Dry nesting debris around mechanical or electrical areas may also create fire hazards in some buildings.

Rooftop HVAC systems are especially vulnerable because birds are drawn to the warmth and shelter around mechanical equipment. Nesting activity near these systems can restrict airflow, reduce efficiency, and increase service needs over time. Perhaps most concerning is the close proximity of the birds to HVAC units which increases the chances of fecal contaminants and associated bacteria circulating through the air duct system which delivers air to the residents inside.

Business & Reputation Impact

Visible bird activity can negatively affect resident and prospective tenant perceptions and contribute to negative online reviews. Dropping around entrances, noise near balconies, and unsanitary common areas often lead to complaints and increased cleaning demands.

Addressing bird activity early helps reduce long-term maintenance costs, protect building systems, and create a cleaner environment for residents.

How Bird Problems Affect Residents & Operations

Bird activity can create challenges across multiple parts of an apartment community. As birds continue returning to the same areas, problems often become more noticeable for both residents and property staff. Noise, droppings, nesting activity, and ongoing cleanup needs can all affect day-to-day operations around the property.

Resident Experience

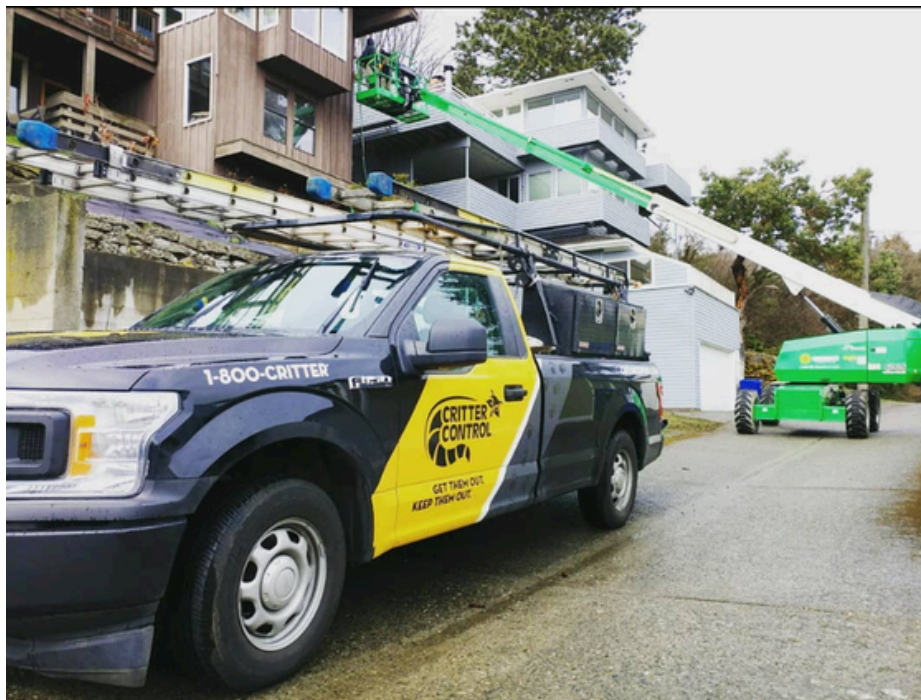
Bird activity can make apartment communities feel less clean and comfortable for residents. Early morning noise near rooftops and balconies, droppings around shared spaces, and nesting activity near patios or entryways often lead to ongoing frustration.

Outdoor amenities such as balconies, courtyards, and pool areas may become harder for residents to fully enjoy when bird activity increases throughout the property.

Property Managers

For property managers, bird problems often create added maintenance demands across the community. Staff may spend more time cleaning droppings, removing nests, unclogging drainage systems, and responding to resident complaints. Bird activity can also create liability concerns when waste accumulates around walkways, entrances, stairwells, or parking areas.

Without consistent prevention efforts, bird activity often returns to the same areas and continues creating additional cleanup and maintenance work.



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Common Bird Problem Areas in Apartments & Multifamily Housing

Bird activity is rarely limited to one part of an apartment property. Rooftops, balconies, parking structures, mechanical areas, and shared outdoor spaces can all become recurring nesting and roosting locations throughout a community.

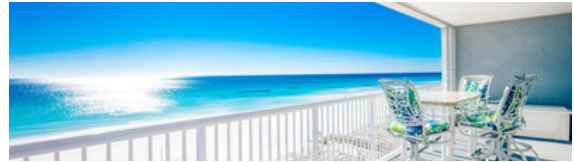
As bird flocks go unaddressed, their numbers will grow and begin to spread to new areas of the property.

Rooflines & Parapet Walls



Rooflines and parapet walls are common roosting areas for pigeons because they provide elevated vantage points with minimal disturbance. Birds often return to the same ledges repeatedly, leading to heavy droppings of accumulation and damage along roofing materials and exterior surfaces.

Balconies & Railings



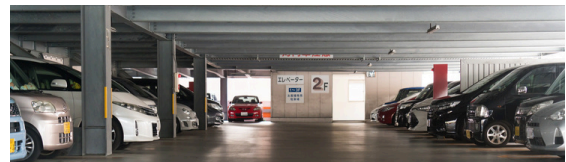
Balconies create sheltered nesting areas for smaller birds, such as sparrows. Residents may experience noise, droppings, feathers, and nesting debris around patios and outdoor furniture. Repeated bird activity can also lead to complaints and reduced use of outdoor living spaces. Additionally, bacteria and other biohazards in the birds' droppings can be tracked into the living areas of apartments on residents' shoes.

HVAC Units & Rooftop Equipment



Birds are naturally attracted to rooftop mechanical areas because of the warmth and protection they provide. Nesting materials around HVAC systems can restrict airflow, reduce efficiency, and increase maintenance needs over time.

Parking Garages & Carports



Parking structures provide overhead beams, pipes, and protected spaces where birds can roost throughout the day. Birds landing on the fire suppression systems in parking garage ceilings have caused considerable damage and compliance costs. Droppings often collect on walkways and parked vehicles below, creating ongoing cleanup demands for maintenance teams and frustration for residents.

Signage & Lighting Fixtures



Birds frequently perch on signs, light fixtures, and entryway structures positioned above common pedestrian areas. These locations often become highly visible problem spots because droppings accumulate near entrances and gathering spaces.

Gutters, Downspouts & Vents



Gutters, vents, and drainage systems are common nesting locations because they provide enclosed, sheltered spaces. Nesting debris can block water flow and ventilation, increasing the risk of gutter overflows, moisture issues, water damage, and contaminated airflow throughout the building.

Courtyards, Pools & Common Areas



Shared outdoor spaces naturally attract birds when food waste, standing water, or landscaping provide reliable resources. Large flocks gathering near pools, seating areas, and courtyards can affect resident comfort and increase sanitation demands across the property.

Bird Control Solutions by Building Locations

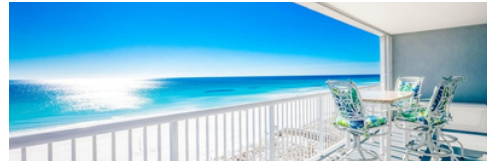
Different areas of an apartment property require different bird control strategies. Effective bird management starts with identifying where birds are gathering and using solutions designed for those specific locations.

Rooflines & Ledges



Bird spikes, bird wire systems, and exclusion netting help prevent pigeons and other large birds from settling along roof edges and parapet walls. Properties with persistent activity may also use low-profile electric track systems for additional deterrence in high-pressure areas.

Balconies



Balconies often require discreet exclusion methods that allow residents to continue using the space comfortably. Netting and screening systems help block nesting activity, while property-wide no-feeding policies can reduce the number of birds returning to residential areas.

HVAC Units & Mechanical Areas



Custom barriers and screening systems help protect rooftop equipment from nesting activity around vents, ductwork, and mechanical openings. Routine inspections are especially important in these areas because nesting debris can interfere with airflow and equipment performance.

Parking Structures



Large netting systems are commonly installed above overhead beams and ceiling structures where birds repeatedly roost. Bird wire and track systems may also be used in targeted areas to help reduce droppings accumulation above walkways and parked vehicles, where waste can stain surfaces and create ongoing cleanup issues.

Signage & Lighting Fixtures



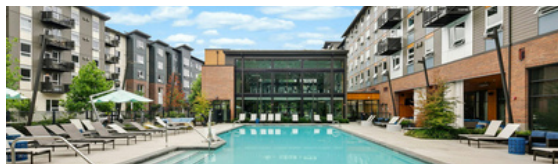
Low-profile spike systems help prevent birds from settling on signs, light fixtures, and entryway structures where droppings commonly accumulate below. Sloped covers can also eliminate flat landing surfaces while preserving the appearance of highly visible areas around the property.

Gutters & Vents



Vent covers and caps help block birds from nesting inside enclosed openings connected to airflow systems throughout the building. Gutter guards reduce debris buildup and help maintain proper drainage during heavy rain and seasonal weather conditions.

Common Areas



Bird activity around courtyards, pools, and outdoor gathering spaces often improves with stronger sanitation practices and habitat modification. Limiting food access, reducing standing water, and combining multiple deterrent methods can help make shared spaces less attractive to nuisance birds.

Integrated Bird Management Approach



Effective bird control usually involves several solutions working together across the property. Detailed inspections help identify nesting areas, roosting patterns, entry points, and the conditions allowing birds to repeatedly gather around rooftops, balconies, parking structures, and mechanical areas.

The most effective management plans are tailored to the layout and activity levels of the property. Combining exclusion systems, sanitation improvements, habitat modification, and ongoing monitoring helps reduce repeat bird activity while limiting additional cleanup and maintenance demands over time.

Compliance & Humane Bird Control

Bird control efforts should always follow federal, state, and local wildlife regulations. Many bird species, nests, and eggs are protected under laws such as the [Migratory Bird Treaty Act](#), which can limit when and how bird removal or nest disturbance can take place.

Humane bird control focuses on exclusion, deterrence, habitat modification, and prevention rather than harmful removal methods. Working with licensed wildlife professionals helps ensure bird activity is addressed safely, legally, and effectively for both the property and the animals involved. Early intervention can help prevent larger cleanup, repair, and maintenance issues across the property.

Why Professional Bird Control Is the Best Investment



Professional bird control helps reduce recurring cleanup, maintenance, and repair issues around apartment properties. Properly installed exclusion systems are typically more effective than temporary deterrents and can help keep birds from returning to the same nesting and roosting areas.

Professional inspections also help identify activity around rooftops, vents, drainage systems, and mechanical equipment before larger problems develop. Using solutions designed for the property layout and bird species involved helps reduce repeat activity and ongoing maintenance demands across the community.

Signs You Need Bird Control Services

Bird activity often becomes easier to spot once the same problems keep showing up around the property. Recurring cleanup, resident complaints, and repeated nesting activity are all signs that birds have become established around the building.

Common signs of a developing bird problem include:

- Visible droppings accumulating around walkways, entrances, balconies, or parked vehicles
- Repeated nesting activity inside vents, gutters, rooftop equipment, or covered structures
- Birds regularly roosting along ledges, signage, or parking garages
- Resident complaints related to noise, odors, or unsanitary conditions
- Property damage appearing near drainage systems, roofing materials, or mechanical equipment

Catching bird activity early can help prevent larger cleanup, repair, and maintenance issues across the property.

Get a Bird Control Assessment for Your Property



Bird activity around apartment communities rarely stays limited to one area of the property. Without targeted prevention measures, roosting and nesting activity can continue spreading across rooftops, balconies, parking structures, drainage systems, and shared outdoor spaces.

Professional inspections help identify where birds are gathering, which species are involved, and which control methods are most appropriate for the property layout. Customized bird control plans can help reduce recurring maintenance issues, protect building systems, and improve conditions for both residents and staff.

At Critter Control, we work with property managers and building owners to develop bird control solutions tailored to multifamily housing communities. Through detailed inspections, exclusion work, and long-term prevention strategies, our team helps properties reduce recurring bird activity and maintain cleaner, more comfortable shared spaces.

Schedule a bird control assessment to learn more about bird management solutions designed for your property.

Call Today (844) 733-3454