

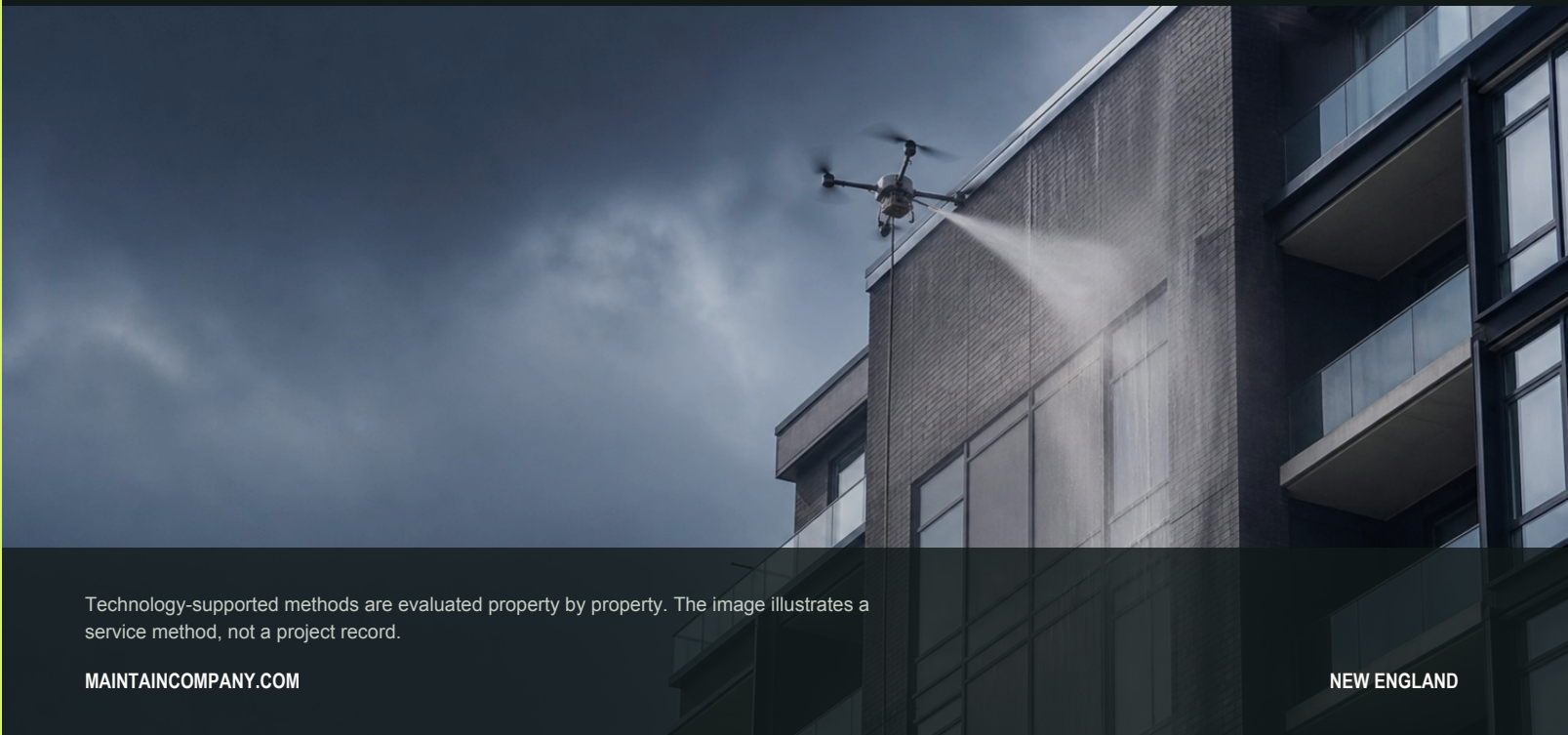
COMMERCIAL PROPERTY CARE GUIDE

Commercial property care, built around *the building.*

Exterior, air-system, parking-area, building-envelope and shared-space care for active commercial properties across New England.

BUILDING CARE, DONE BETTER.

Technology-supported methods are evaluated property by property. The image illustrates a service method, not a project record.



THE OPERATING IDEA

Start with the property. *Coordinate the rest.*

The Maintain Company helps property teams coordinate exterior, air-system, parking-area, building-envelope and shared-space work around the building, its occupants and the operating day. We begin with the condition and constraints before selecting a method.

WHO WE SERVE

MULTIFAMILY

MANUFACTURED HOUSING

HOSPITALITY

HEALTHCARE

COMMERCIAL OFFICE

INDUSTRIAL

FULL-SERVICE INTENT / SCOPE-FIRST DELIVERY

Need something else? *Just ask.*

Our goal is to make full-service building maintenance easier with one accountable starting point. If the need is not listed, share the property and the operating requirement. We'll review the scope, confirm whether we can handle it directly, and identify the right next step when a specialist or separate trade is needed.

COMMERCIAL SERVICES

The exterior, *organized.*

Define the surfaces, access and operating constraints first. Then select the method for each zone.

01

ELEVATED EXTERIOR

Aerial Power Washing

Commercial façade and exterior cleaning planned around the building, surface condition, access, entrances, staging and weather. Drone-assisted, lift or ground-based methods are evaluated by zone.

02

SURFACES + ARRIVAL

Exterior Renewal

Soft washing, selected windows, concrete, garages, entrances and accessible drainage brought into a coordinated exterior-care plan around occupancy and property operations.

03

PARKING + CIRCULATION

Autonomous Line Painting

Commercial parking and circulation markings applied from an owner-approved layout, with surface condition, preparation, closures, phasing and reopening requirements defined first.

04

JOINTS + TRANSITIONS

Building Envelope

Targeted exterior sealing and caulking for identified joints, penetrations and transitions. Diagnosis, design and repairs outside the written maintenance scope remain separate.

THE PLANNING LENS

Surface + condition / access / occupied routes / weather / closeout

COMMERCIAL SERVICES

The details people *experience every day.*

05 Air Systems

Dryer vents, common-laundry exhaust, bathroom exhaust and selected accessible ventilation components, scoped around system inventory, access, occupants and useful completion records.

A cleaning scope is not mechanical diagnosis, system design or certification.

06 Scent + Atmosphere

Commercial scent programs for approved lobbies and shared spaces, planned around property character, scent-free boundaries, policies, intensity, feedback and pause criteria.

Scenting is not odor remediation and should not mask an unresolved condition.

07 Air Quality

Focused indoor-air-quality planning that defines the question, spaces, monitoring or testing scope, information limits and practical next steps.

Results are not medical diagnosis, hazard clearance or automatic whole-building conclusions.

TECHNOLOGY-SUPPORTED PROPERTY CARE

Modern methods, *chosen deliberately.*

Technology can improve access, consistency or planning. It still has to earn its place in a property-specific scope.

01

DRONE-ASSISTED ACCESS

Considered for selected elevated exterior zones after the building, surface, airspace, ground controls, water and weather are reviewed.

02

ROBOTIC APPLICATION

Can translate an owner-approved parking or circulation layout into repeatable marking work. It does not design or certify the layout.

03

AUTONOMOUS SURFACE CARE

May support suitable garages and defined hard-surface areas when access, edges, slopes, drainage, traffic and equipment availability align.

THE OPERATING RULE

**Technology is
a method—
*not the promise.***

Equipment alone does not establish suitability, permission, safety, diagnosis, design, compliance or performance. Those decisions stay with the property-specific review and written scope.

HOW THE WORK IS FRAMED

From property context *to a useful closeout.*

01

START WITH CONTEXT

Property, condition, access, occupants, timing and intended outcome.

02

DEFINE THE SCOPE

Included areas, proposed methods, responsibilities, assumptions and exclusions.

03

COORDINATE THE DAY

Communication, staging, access and affected routes around the people using the property.

04

CLOSE THE LOOP

Agreed work completed, exceptions and objective observations that may require a separate next step.

QUALIFICATIONS + VENDOR READINESS

Request the licensing details, certificate of insurance, work-at-height qualifications and vendor-management information applicable to your property and scope. Current applicability and additional onboarding requirements are confirmed during review.

YOUR NEXT STEP

Bring us the property and *the operating reality.*

[Start a commercial property assessment](#)

[Request vendor information](#)



SCAN TO START

jgarcia@heklaventures.com