

NIKLS "One CALL" Property Services

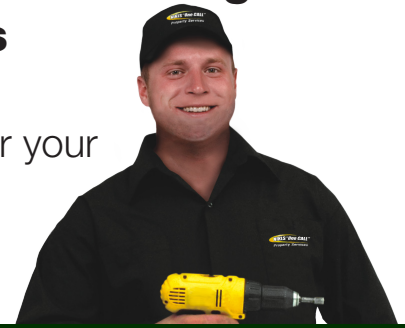
(24 Hr. ☎) **604.One.CALL** (663.2255)

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www.niklsonecall.com

Quarterly Maintenance Programs for your Buildings

Get a regular preventive maintenance tune-up for your multi-tenant properties.



When Building Budgets Will Not Support a Full Time Building Manager or Handyman ...

Let us take care of your general maintenance needs with quarterly preventive maintenance programs. On a regular 4x per year schedule, our experienced technicians will do a complete walkthrough of your building, conduct minor repairs, and report larger issues to you with repair recommendations in a variety of trades disciplines.



Ask us About One of These Programs

All maintenance programs are available to be performed on a **monthly**, **quarterly**, or **semi-annual** basis, with some preventive maintenance initiatives generally being performed once annually. We can tailor the services and the frequency to fit your building's needs.

24/7

Emergency service for plumbing, electrical, locksmithing, OH gates, break-ins, restoration, and much more.

Entrance & Fire Doors

- Building access security
- Check fire door operation
- Locks, latches, closers
- Security repairs & upgrades

OH Garage Gates

- Preventive maintenance
- Repairs and replacements
- Security upgrades

Automatic Doors

- Preventive maintenance
- Repairs and replacements
- Operation adjustments

Drains & Gutters

- Clear roof drains
- Flush exterior drains
- Gutters & downspouts

Painting

- Interior & exterior touchups
- Drywall & stucco repairs
- Graffiti removal

Catch Basins

- Annual pump truck service
- Hydro-flushing blocked lines
- Sump pump maintenance

Lighting

- Quarterly maintenance
- Interior, exterior, pole lights
- Photocells and timers
- LED upgrades

Powerwashing

- Sidewalks and parkades
- Lowrise buildings / windows
- Vinyl and glass awnings
- Garbage areas

Serving Property Managers Since 1994