

At [Ohm](#), we are scaling a nationwide workforce to drive reliability, operations, and perform repairs for hardware & built infrastructure.

Our model, platform, and distributed workforce have enabled us to deliver a suite of field services to multiple industry-dominating hardware manufacturers & asset managers, delivering predictable, high-quality results at an unprecedented price point.

All of our technicians' work orders are quality-controlled and task-flowed with our platform and field app. This has allowed us to achieve >99% work order success rate across thousands of dispatches with numerous different customers. A walk-through of the app is featured [here](#).

Ohm's network has successfully performed property management in the past and is well-poised to cut costs and deliver results for property managers & owners.

Ohm Property Management Scope of Work

General Maintenance & Janitorial Work:

- * Trash and Litter Pickup: Regularly walking the grounds and collecting loose trash, debris, and cigarette butts.
- * Emptying Outdoor Trash Receptacles: Emptying and relining trash cans and recycling bins around the property.
- * Sweeping Walkways and Parking Lots: Using brooms or power sweepers to keep paved areas clean.
- * Power Washing: Cleaning sidewalks, patios, building exteriors, and parking garages.
- * Window Cleaning (Ground Level): Cleaning exterior windows on lower floors.
- * Graffiti Removal: Cleaning graffiti from walls, fences, and other surfaces.
- * Spill Cleanup: Responding to and cleaning up spills of various substances.
- * Leaf Blowing and Removal: Clearing leaves from walkways, parking lots, and landscaped areas.
- * Gutter Cleaning (Low-Level): Cleaning leaves and debris from accessible gutters.
- * Pressure Washing Dumpster Areas: Cleaning and sanitizing dumpster enclosures.
- * Cleaning Outdoor Furniture: Wiping down benches, tables, and other outdoor fixtures.

- * Restroom Checks and Restocking (Temporary/Emergency): Checking and restocking supplies like soap, paper towels, and toilet paper in restrooms.

- * Janitorial Work in Common Areas (Light Duty): Wiping down surfaces, vacuuming small areas in lobbies or common spaces (if access is granted and limited scope).

Landscaping & Groundskeeping:

- * **Private park upkeep, ground maintenance, and clean-up.**

- * Lawn Mowing: Cutting grass on lawns and other grassy areas.

- * Edging: Trimming grass along sidewalks, curbs, and flowerbeds.

- * Weeding: Removing weeds from gardens, flowerbeds, and cracks in pavement.

- * Watering Plants and Lawns: Manually watering plants, trees, and lawn areas.

- * Mulching: Spreading mulch in garden beds and around trees.

- * Pruning Shrubs and Small Trees (Non-Specialized): Trimming bushes and small tree branches within reach.

- * Planting Flowers and Small Shrubs: Planting seasonal flowers or small shrubs in designated areas.

- * Leaf Raking and Bagging: Raking and bagging leaves during fall.

- * Snow Shoveling and Salting (Small Areas): Clearing snow and applying salt or de-icer to walkways and small parking areas.

- * Seasonal Decorations (Installation/Removal): Putting up and taking down holiday or seasonal decorations.

- * Maintaining Irrigation Systems (Basic Checks): Checking sprinkler heads for damage or blockages (no major repairs).

Safety & Security (Limited Scope):

- * Property(Visual Checks): Walking the property to visually check for any obvious safety hazards, vandalism, or suspicious activity and reporting them. I.e, making sure the breaker/circuit box is properly locked and secured.

- * Lighting Checks: Checking exterior lights to ensure they are functioning and reporting any outages. These checks can occur at night as well to ensure site safety.

- * Emergency Exit Checks (Visual): Ensuring emergency exits are clear and unobstructed (no maintenance).
- * First Aid Kit Checks (Restocking): Checking and restocking basic items in first aid kits.
- * Signage Checks: Ensuring directional and safety signs are in place and legible.
- * Hazard Reporting: Identifying and reporting any potential safety hazards (e.g., broken railings, uneven pavement).

Hardware Repairs & Maintenance:

- * Cabinet Hardware Adjustments: Tightening screws on cabinet hinges, handles, and pulls.
- * Minor Plumbing Repairs: Fixing minor leaks (e.g., tightening connections), replacing faucet washers or O-rings. Types: Faucets (basic residential/commercial types), toilet flush mechanisms (flappers, chains), showerheads.
- * Minor Electrical Repairs (Non-Licensed): Replacing light bulbs, ballast replacement (if comfortable and permitted), replacing outlet covers or switch plates. Types: Incandescent bulbs, fluorescent tubes, LED bulbs, basic light fixtures, wall switches, electrical outlets.
- * Furniture Assembly: Assembling flat-pack furniture for common areas or offices. Types: Desks, chairs, tables, shelving units.
- * Hanging Pictures and Whiteboards: Mounting pictures, whiteboards, or other wall-mounted items.
- * Blind and Curtain Repairs (Minor): Replacing broken slats, restringing cords (simple repairs). Types: Venetian blinds, vertical blinds, roller shades.
- * Minor Drywall Repairs: Patching small holes or dents in drywall.
- * Caulking and Sealing: Applying caulk around windows, doors, sinks, and toilets.
- * Painting Touch-Ups: Painting small areas to cover scratches or blemishes.
- * Repairing or Replacing Simple Signage: Fixing loose letters or replacing small, non-electrical signs.
- * Repairing, repainting or replacing vehicle safety bollards
- * Adjusting Shelving: Adjusting the height of shelves in storage areas or closets.
- * Repairing Minor Damage to Fences or Gates: Fixing loose boards or hinges on fences and gates. Types: Wood fences, chain-link fences, basic gate latches.

Administrative & Other Tasks:

- * Property Checks and Reporting: Conducting regular walk-throughs and documenting the condition of the property.
- * Delivery Acceptance and Distribution: Receiving packages and distributing them to tenants or designated collection areas.
- * Tenant Communication (Basic): Relaying basic information or messages to tenants via signage.
- * Setting Up for Events: Arranging tables, chairs, and other equipment for meetings or events.
- * Running Errands: Picking up supplies or delivering documents.
- * Inventory Checks/Replenishment: Checking and reporting on the levels of maintenance supplies. Replenishing these supplies as needed with trunk stock.
- * Organizing Storage Areas: Organizing and tidying maintenance closets or storage rooms.
- * Assisting with Move-Ins/Move-Outs (Light Duty): Assisting with basic tasks during tenant transitions.
- * Data Entry (Basic): Entering information into spreadsheets or databases related to maintenance or property conditions.
- * Property Condition Reporting (Photography/Videography): Taking photos or videos to document property conditions or maintenance needs.
- * Assembling Mailers or Notices: Preparing and assembling mailers or notices for tenants.
- * Basic Technology Support (Troubleshooting): Assisting with basic troubleshooting of AV equipment or Wi-Fi (if applicable to common areas).
- * Traffic Control (During Specific Events): Directing traffic during peak times or special events.
- * Setting Up and Maintaining Hand Sanitizer Stations: Ensuring hand sanitizer dispensers are filled and functioning.
- * Air Filter Changes (Accessible Units): Changing air filters in HVAC units that are easily accessible.

TripleNet Lease Cost Reduction—General Offering for Tenants, Property Owners, and Managers: landscaping, security, pest control, gardening, upkeep at a fraction of the price of current vendors and property managers

- Interior: painting, wall repair, shower curtain hanging, tenant move-out clean-up

- Exterior: bush trimming, landscaping, sprinklers, cobweb cleaning, light inspection, light repair, parking lot clean up & upkeep, signage inspection, parking signage repair, vehicle safety bollard inspection & repair, parking stall repainting, night time ad-hoc security checks & parking enforcement, parking regulation enforcement & management, irrigation system inspection & repair, dumping signage & enforcement