

WINDOW CLEANING & MAINTENANCE



WE REACH WHERE OTHERS CAN'T

No rental delays. We deploy our fleet of **Aerial Lifts up to 300'** and **in-house Rope Access teams**. We reach any geometry safely.



SURFACE SCIENCE & PRESERVATION

We use **Deionized Pure Water** and pH-neutral agents. Streak-free clarity that protects tempered and coated glass from damage.



ACADEMY-TRAINED & INSURED

No day laborers. Every tech is an Academy graduate. Backed by OSHA protocols and our ironclad **\$11 Million Umbrella Policy.**



PROACTIVE VISUAL DIAGNOSTICS

We spot issues while we clean. Early detection of **seal failure, loose gaskets, and oxidation** prevents costly emergencies.

01 HIGH-RISE & COMMERCIAL WINDOW CLEANING

Utilization of **Rope Access (RDA), BMU,** and our owned **fleet of 300-ft aerial lifts.**



02 PRESSURE SOFT WASH (FACADES & SIDEWALKS)

Restoration of stone, brick, and concrete surfaces.



03 POST-CONSTRUCTION CLEANING

Surgical removal of debris without scratching.



04 STOREFRONT & SKYLIGHT CLEANING

From street-level branding to overhead glazing.



GLASS & WINDOW REPAIRS



GLASS STANDARDS

IGCC Certified Units.
We recommend to use commercial-grade Insulated Glass Units featuring **Cardinal™** or **Guardian™ Low-E coatings**. Filled with Argon gas for maximum thermal efficiency.



WARRANTY PROTECTION

10-Year Seal Failure Warranty.
Our units can be protected by up to a decade-long guarantee against condensation. If it fogs, we replace it. No questions asked.



SEALANT TECHNOLOGY

Structural Silicone Only.
We recommend using structural silicone like **Dow Corning** or **Tremco** architectural-grade silicones for superior UV resistance and adhesion. We never use cheap latex or acrylic caulks.



RISK MANAGEMENT

\$11 Million Umbrella. Your property is shielded by the industry's strongest liability coverage, including full **NY Labor Law protection** (No "Action Over" exclusions).

01 FOGGY GLASS REPLACEMENT (IGU)

Restore clear view and thermal efficiency.



02 MECHANISM & HARDWARE REPAIR

Rebuilding functionality for safety and ease of use.



03 LEAK INVESTIGATION & SEALING

Stop water intrusion and energy loss.



04 FULL WINDOW REPLACEMENT

Upgrades for efficiency and aesthetics.



FAÇADE MAINTENANCE & ONE-DAY FISP (LL11) ACCESS



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We deploy our **fleet of aerial lifts up to 300 feet** and **in-house rope access teams** to reach any envelope safely.



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PROACTIVE VISUAL ASSESSMENT

We spot issues while we clean. Early detection of seal failure, loose gaskets, and oxidation prevents costly emergencies.

01 FISP (LOCAL LAW 11) SUPPORT

Safe access for QEWI (Qualified Exterior Wall Inspector).



02 WATERPROOFING & CAULKING

Sealing the building envelope.



03 FAÇADE REPAIRS

Addressing SWAMP and Unsafe conditions.



04 OPERATED BOOM LIFT RENTAL

The smarter alternative to scaffolding.



OPERATED BOOM LIFT RENTAL



ALL-INCLUSIVE OPERATED RENTALS

One flat rate covers the truck, fuel, certified operator, insurance, and delivery. No hidden mileage fees or refueling surcharges.



IPAF CERTIFIED PILOTS

Our operators aren't just drivers; they are façade access specialists trained for precise, efficient work, saving you valuable hours on site.



UP TO 300FT EXTREME REACH

Our fleet includes the largest truck-mounted lifts in NYC, capable of reaching 30 stories with heavy payload capacity (up to 1300 lbs).



DOT PERMITS & LOGISTICS

Managing street closures, permit procurement, and traffic control is our specialty.

01 HEAVY DUTY & EXTREME REACH

Stability up to 30 stories high.



02 OPERATED RENTAL EFFICIENCY

Zero liability — our contactless access keeps building protected.



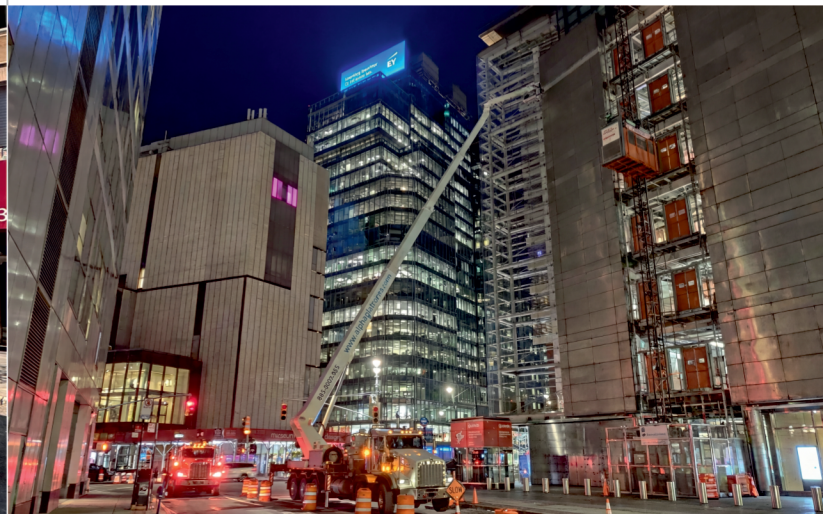
03 PERMITTING & TRAFFIC CONTROL

We own the street, legally.



04 24/7 EMERGENCY DEPLOYMENT

Ready to roll when an urgency calls.



NYC'S WINDOW CLEANING, REPAIR & RESTORATION COMPANY

BY THE NUMBERS

- ✓ **14,000 residential jobs** per year.
- ✓ About **150,000 residential windows** cleaned inside and out, one Client's home at a time.
- ✓ 200+ high-rise buildings, **350,000+ high-rise windows** cleaned per year.
- ✓ **800+ FISP inspections** per year.



SERVICES

WINDOW CLEANING & MAINTENANCE

- High-Rise & Commercial Window Cleaning
- Pressure and Soft wash (Roofs, Facades, Terraces and Sidewalks)
- Post-Construction Cleaning

GLASS RESTORATION & REPAIR

- **Glass Restoration:** Scratch Removal, Acid/Graffiti Damage, Hard Water Stain Removal.
- **Window Repair:** Foggy Glass (Condensation), Broken/Cracked Glass, Stuck Sashes, Hardware & Balance Replacement.
- **Storefront Systems:** Glass Installation, Entrance doors, Partitions, Glass Railings

FACADE OPERATIONS & LOCAL LAW 11

- Facade Cleaning & Maintenance
- Facade Caulking and Repairs
- Local Law 11 / FISP Support (Inspection Access)
- **Boom Lift Rental with Operator (Owned Fleet)**

SPECIAL SERVICES

- Solar Film
- Graffiti Protection Film
- Screens: Repairs and Replacement
- Emergency Board-Up
- Bird Protection

THE "IN-HOUSE" ADVANTAGE

- ✓ **ZERO SUBCONTRACTORS:**
All our employees are trained in-house from the scratch, no carry on bad habits and unsafe practices.
- ✓ **SELF-PERFORMED ACCESS:**
We own the lifts and rigging. We control the schedule.
- ✓ **SAFETY FIRST:**
OSHA, IWCA, & 100% of employees are certified rope access specialists.

THE \$11 MILLION UMBRELLA

NYC Labor Laws require more than standard coverage. We provide protection that keeps THE BUILDING, MANAGEMENT, AND THE OWNERSHIP FULLY PROTECTED.



THE "JANITORIAL" TRAP

Many contractors cut costs by carrying basic policies designed for office cleaning, not high-rise work.

- **The fine print:** Often excludes work above 6 feet (useless for facades).
- **The risk:** Contains "Action Over" Exclusions. If a worker falls, the lawsuit hits YOUR building, not their insurance.
- **The result:** You are exposed to multi-million dollar liabilities.

THE BIG APPLE STANDARD

We carry a premier policy specifically underwritten for NYC high-rise construction by **American Empire (Great American)**.

- **Coverage: \$11,000,000 Umbrella** Liability.
- **No height limits:** Fully insured from the sidewalk to the skyline.
- **Labor Law Protection:** We carry **NO "Action Over" Exclusions.** We fully insulate your building from third-party injury claims.
- **Scope:** Explicitly covers both interior and exterior window cleaning as a prime service.

This structure ensures that liability stays with the contractor - not with the building management.

WARNING:

As of today, American Empire is the only carrier effectively covering high-rise window operations without "Action Over" exclusions. If your vendor isn't insured by them, your building is likely exposed.

With Big Apple Window Cleaning, this exposure is eliminated.

COMPARING LIABILITY COVERAGE

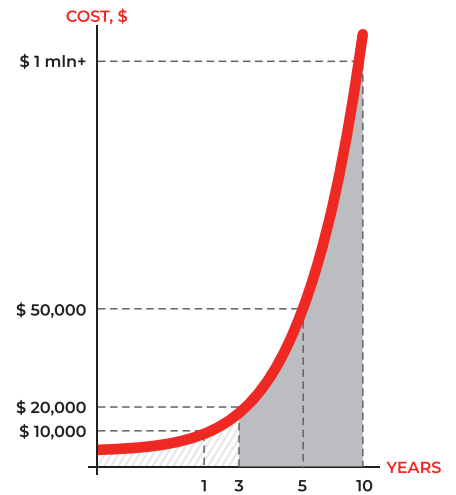
COVERAGE ITEM	STANDARD VENDOR (High Risk)	BIG APPLE WINDOW CLEANING. (Zero Risk)
Policy Type	General Janitorial / Cleaning	Specialty High-Rise Construction
Umbrella Limit	\$1,000,000 – \$5,000,000	\$11,000,000 (Industry Leading)
Height Exclusions	Often limited to 4-6 stories	NO Restrictions (Skyline Coverage)
Action Over	EXCLUDED (You pay for lawsuits)	INCLUDED (We pay for lawsuits)
Workforce	1099 Contractors / Day Labor	W-2 In-House Employees
Carrier Rating	A Rated (Excellent)	Unrated / B-Rated

FACADE 360™ MEMBERSHIP PROGRAM

Shift from "Emergency Spending" to Proactive Asset Management.

WHY JOIN?

Stop paying premium rates for emergency repairs. Members receive **Priority Dispatch, Locked-In Rates** for 3-5 years, and exclusive access to our **Owned Fleet** at no additional cost.



The real COST of deferred façade maintenance.



SILVER

ESSENTIAL CARE

Best for: Smaller buildings needing consistent annual upkeep.

- **1x Year** Full Window Cleaning
- **10% OFF All Restoration & Repairs**
- **Annual Visual Inspection Report** (Identify issues before they become violations)
- **Priority Scheduling** window

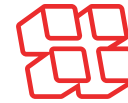


GOLD

PREVENTATIVE MAINTENANCE

Best for: Mid-sized Co-ops & Condos seeking ROI.

- **2x Year** Full Window Cleaning (Spring & Fall Cycles)
- **12% OFF All Restoration & Repairs**
- **1 DAY FREE BOOM LIFT RENTAL** (Value: \$3,500+. Use for any facade work)
- **3D Facade Mask Creation** (Digital Twin of your building)



PLATINUM

TOTAL ENVELOPE PROTECTION

Best for: Large Portfolios, Hotels & High-Rises.

- **3x Year** Full Window Cleaning
- **15% OFF All Restoration & Repairs**
- **2 DAYS FREE BOOM LIFT RENTAL** (Value: \$7,000+. Maximize your access)
- **Local Law 11 / FISP Support** (Hands-on inspection assistance included)

THE ROI OF MEMBERSHIP:

One emergency leak repair using your FREE Lift Rental Day covers 50% of your annual membership cost immediately.

TRUSTED BY GREATER NEW YORK'S TOP MANAGEMENT COMPANIES

Proven experience handling some of the most challenging high-rise buildings in NYC



CLIENT ONBOARDING ROADMAP

From initial audit to project execution in 4 seamless steps.

OUR TRANSITION GUARANTEE:

Switching vendors shouldn't be a headache. We handle the logistics:

- ✓ We coordinate directly with your Resident Manager / Super.
- ✓ We handle all DOT Permits for street access.
- ✓ We provide tenant notifications for window cleaning schedules.

01 SITE AUDIT & ASSESSMENT

We don't guess. We inspect.

Action:

Our Project Manager performs a physical walkthrough of the property.

Focus:

Checking roof anchor points, facade condition, and access logistics.

Deliverable:

A detailed Scope of Work (SOW) with zero hidden fees.

02 STRATEGY & PROPOSAL

Optimizing your budget.

Action:

We present a consolidated plan combining Cleaning, Repair, and Compliance needs.

Focus:

Selecting the right **Facade 360™** Membership tier to maximize savings.

Deliverable:

Formal PDF Proposal ready for Board approval.

03 ADMINISTRATION & DOCUMENTATION

We handle the paperwork.

Action:

We communicate directly with your management office.

Focus:

Issuing **Certificate of Insurance (COI)** with specific wording, W-9s, and Vendor Packets.

Deliverable:

Documents sent within 2 hours of approval.

04 PROJECT EXECUTION & REPORTING

On-site work and final documentation.

Action:

Scheduling with the Building Super.

Focus:

Crew arrives in uniform, badged, and fully briefed on site protocols.

Deliverable:

Real-time updates and a final **Completion Report** with photos.

MEET YOUR DEDICATED MANAGER

VITALII TRYHUBENKO

Your single point of contact for your building's facade and window work.



FROM THE FIELD TO MANAGEMENT

"I started at Big Apple Window Cleaning in the field — as a helper and technician on active job sites. That experience allows me to understand how the work is actually done and how to prevent issues before crews mobilize. My background includes hands-on rope access work guided by SPRAT-based safety practices. I offer you real-world assessment of facade access — not just theoretical knowledge."

- ✓ **Certifications:** OSHA 30, SPRAT Certified.
- ✓ **Track Record:** Managed access & maintenance for 20+ NYC properties.
- ✓ **Specialty:** Complex logistics and high-rise access planning.

"You don't need to deal with access methods, safety risks, or city requirements — I manage the process and keep you informed."

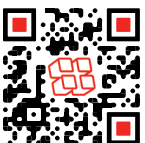


MY APPROACH

"I turn complex technical requirements into a clear plan. My focus is on safety and minimal disruption for your residents."

- ✓ **Planning:** I design safe, code-compliant access.
- ✓ **Coordination:** I execute from start to finish.
- ✓ **Communication:** I bring you clear options when decisions matter.

"My philosophy is simple:
You should never have to chase a vendor. Whether it's a quote on Tuesday morning or an emergency board-up on Sunday night — I pick up the phone. Let's make your building shine."



VITALII TRYHUBENKO

Senior Account Executive

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JOIN NOW