



Exterior maintenance for the properties you *manage*.

RECURRING PLANS · 24/7 OPS · EGLE-AWARE · DI RINSE

Lawndash Powerwashing LLC is a Mt. Pleasant, Michigan-based commercial exterior-maintenance contractor serving property managers across Mid-Michigan. We keep apartment communities, retail centers, office parks, and HOAs clean and tenant-ready with **recurring maintenance programs**, commercial-grade equipment, and one owner accountable on every job.

01 CORE COMPETENCIES

Building & Facade Soft-Washing

Low-pressure cleaning for siding, brick, and building exteriors.

Walkways, Entries & Common Areas

High-traffic concrete and entries kept presentable.

Preventive Maintenance Programs

Recurring schedules and annual agreements.

Parking Structures, Lots & Decks

Garages, tenant lots, and drive lanes washed at scale.

Line Striping & Lot Markings

Crisp stalls, arrows, and ADA markings after the wash.

24/7 Emergency Response

Call-out, spill cleanup, and containment.

02 DIFFERENTIATORS

- + **EGLE-aware reclaim.** On-site wash-water capture with the environmental documentation regulated facilities want.
- + **Commercial capacity.** Two units, roughly 18 GPM combined, sized for large exteriors instead of week-long return trips.
- + **Soft-wash method.** Sub-500 PSI on finished surfaces. Plants protected, surfaces tested, responsible rinse handling.
- + **Owner-operated.** Mt. Pleasant-based, one point of contact from quote to walkthrough. We do the work, we sign the work.
- + **Spot-free finish.** DI-water rinse for glass, entries, and finished surfaces.

03 PAST PERFORMANCE

10,500 SQ FT	Driveway & flatwork wash, residential estate (M.H.)	JUL. 2025
5,500 SQ FT	Full-property wash: house, fence, patio, drive & gutters (F.A.)	JUL. 2025
5,500 SQ FT	Whole-house exterior soft-wash (D.M.)	MAY. 2026
1,300 SQ FT	Concrete pool-deck wash & seal (J.A.)	JUL. 2025

COMPANY DATA

Business type	Small Business · MI LLC
NAICS	561790 · 561720 · 561730
GL class	91523
[x] SAM.gov	Registered
[x] EIN	On file
[x] UEI	VM9LV5SC3NN8
[~] CAGE	In Process

INSURANCE

[x] General liability	\$1M / \$2M
Carrier	Main Street America
Workers' comp	Sole op. (exempt)
[x] COI	On request

VENDOR READINESS

[x] COI	On request
[x] W-9	On file
[x] Annual agreements	Available

SERVICE AREA

Mid-Michigan: Isabella, Midland, Saginaw, Bay, Gratiot & Clare counties.

READY TO SERVE

- > Apartment & multifamily communities
- > Retail & shopping centers
- > Office parks
- > HOAs
- > Municipal & institutional facilities

CONTACT

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