

How to Maintain Commercial Properties Through Arizona's Heat and Monsoon Season



Arizona's climate is no joke—scorching summer heat and intense monsoon storms can quickly impact the safety, cleanliness, and functionality of your commercial property. For building owners and property managers, staying ahead of seasonal challenges is key to protecting your investment and keeping tenants and visitors safe. At Calico Building Services, we offer expert janitorial and building maintenance solutions specifically designed for Arizona's harsh conditions. Here's how to stay on top of property maintenance during the toughest time of year.



1. Exterior Cleaning & Pressure Washing

Between dust storms and sudden downpours, your building's exterior takes a beating.

- Pressure washing removes dust, grime, and stains caused by storm runoff and monsoon residue.
- Window cleaning restores visibility and enhances curb appeal.
- Porter services and parking lot sweeping keep entrances, walkways, and curbs clean and debris-free.

These services aren't just cosmetics, they help prevent slip hazards and premature deterioration of surfaces.

2. Roof & Drainage Inspections

Monsoon season can push your roofing and drainage systems to their limits. Preventive attention now means fewer costly repairs later.

- Clear roof drains and gutters to avoid pooling water and leaks.
- Check flat roofs for cracks, blistering, and UV damage from the intense sun.
- Inspect scuppers, downspouts, and surrounding areas for clogs and overflow issues.

Calico teams can perform regular site walkthroughs to catch drainage issues before they become emergency repairs.

3. General Maintenance Services

Hot weather accelerates wear and tear on building systems and infrastructure. Routine general maintenance is your first line of defense.

- Inspect doors, seals, and windows for warping or gaps that compromise energy efficiency.
- Touch up paint, signage, and stucco affected by sun damage or storm exposure.
- Check flooring, stairwells, and railings for loose components or damage caused by moisture and heat expansion.

With our experienced techs on-site, Calico helps extend the life of your property through scheduled maintenance and preventative care.

4. Electrical Repairs & Safety Checks

Electrical systems are heavily relied on during Arizona summers—and monsoons can create new risks.

- Test and inspect all exterior lighting for function and weather damage.
- Address any flickering, surging, or faulty connections quickly to avoid outages.
- Verify backup power systems or surge protection are in working order, especially before storm season.

Our team is equipped to handle minor electrical repairs and coordinate licensed contractors when more complex work is needed.

5. Interior Janitorial Services That Adapt with the Season

Dust doesn't stop at the front door. And high heat means more indoor foot traffic and grime buildup.

- Increase dusting and floor care to keep high-traffic areas clean and safe.
- Disinfect restrooms, break rooms, and lobbies more frequently during heavy use periods.
- Schedule deep cleaning after major weather events to keep interiors looking sharp.

Calico's janitorial services flex with the season to ensure your property always looks clean, professional, and welcoming.

6. Emergency Response & After-Storm Cleanup

When the unexpected happens, fast response is critical to reducing downtime and damage.

- Remove debris, branches, and storm waste quickly to restore safe access.
- Clean and disinfect flood-prone areas to prevent mold, mildew, and odors.
- Assess minor structural or safety concerns and dispatch repair crews as needed.

As your trusted maintenance partner, Calico is ready with fast, responsive service when your property needs it most.

Trust Arizona's Commercial Janitorial and Maintenance Experts.

At Calico Building Services, we know Arizona properties face some of the harshest conditions in the country. With our tailored janitorial and building maintenance solutions, you can stay ahead of heat damage, storm impact, and routine wear—keeping your property safe, clean, and operational all year round.

Contact Calico Building Services today and get the expert support your property deserves.

About Calico:

Calico Building Services is a leading provider of building, property and facility services.

Founded in 1986, Calico offers its customers a myriad of services from the following three main divisions.

- Janitorial Services
- General Property Maintenance & Repairs
- Tenant Improvements & Construction Services

These services have been carefully developed over the years and are aimed at providing their clients with everything they need to ensure that their properties are maintained and operating with the highest level of quality and care.

Calico is a closely held, family-owned company with a reputation for quality workmanship and superior customer care. Calico has grown organically over the years and has become a leading service provider in the Western United States serving all types of properties including:

- Office Buildings
- Medical Facilities
- Senior Living Facilities
- Resort & Hotels
- Restaurants
- Shopping Malls
- Retail Stores
- Airports
- Financial Institutions
- Industrial Properties
- Schools & Universities
- Churches

Every employee and vendor at Calico understands and is committed to the organization's mission of Honesty, Integrity and Excellence which sets Calico apart from the competition.

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