



POST-CONSTRUCTION CLEANUP

# The Builder's Guide to Post-Construction Cleaning in Northern Ontario

Written for general contractors and developers — covers the three cleaning phases, surface protection during cleanup, timeline coordination, subcontract requirements, insurance, and how professional cleaning accelerates project closeout.

**3**

Cleaning Phases

**Fast**

Project Closeout

**\$5M**

Site Insurance

**Safe**

Chemical Protocols

# Table of Contents

---

- 01 The Three Phases of Post-Construction Cleaning

---

- 02 Phase 1: Rough Clean

---

- 03 Phase 2: Final Clean

---

- 04 Phase 3: Touch-Up Clean

---

- 05 Surface Protection During Cleanup

---

- 06 Timeline Coordination with Project Closeout

---

- 07 What to Include in Cleaning Subcontracts

---

- 08 Insurance Requirements for Site Cleaning

---

- 09 How Professional Cleaning Accelerates Handover

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SECTION 01

# The Three Phases of Post-Construction Cleaning



Professional post-construction cleaning follows a three-phase protocol aligned with build milestones.

Post-construction cleaning is not a single event — it is a three-phase process aligned with the construction timeline. Each phase serves a different purpose and must be scheduled in coordination with the build sequence to avoid rework and protect completed finishes.

Phase	When	Purpose	Who Needs It
Phase 1 Rough Clean	After framing and mechanical, before drywall finishing	Remove construction debris, saw dust, and wall paper	All projects
Phase 2 Final Clean	After all trades complete, before punch list	Complete facility clean to near-handover standard	All projects
Phase 3 Touch-Up	24–48 hours before client walkthrough	Address any recontamination from final trades	All projects

Skipping any phase — or combining phases into a single 'final clean' — is a false economy. Attempting to do rough-clean work after finishes are in place damages completed surfaces and takes dramatically longer than staged cleaning.

## SECTION 02

# Phase 1: Rough Clean

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Rough clean removes construction debris and heavy dust before finishing work begins.

The rough clean is performed after framing, mechanical, and rough electrical are complete but before drywall is finished or painted. Its purpose is to remove the heavy debris load that accumulates during structural work so that finishing trades are not working in a contaminated environment.

## Rough Clean Scope

- ❑ Remove all construction debris — lumber offcuts, drywall scrap, packaging, beverage containers
- ❑ Sweep and vacuum all floors — including inside stud bays before drywall closing
- ❑ Remove all protective floor coverings that are no longer needed
- ❑ Clear all windowsills, ledges, and horizontal surfaces of dust and debris
- ❑ Remove sticker residue and protective film from any installed fixtures if directed
- ❑ Vacuum HVAC rough openings before duct covering — prevents debris entering system
- ❑ Load and remove all debris to construction bin

### Builder Note

The rough clean is the phase most often eliminated to save budget. This is a false saving. Finishing trades working in heavy debris leave debris embedded in finish work. Drywall compound applied over dusty surfaces bonds poorly. A \$600 rough clean prevents \$3,000+ in remediation.

## SECTION 03

# Phase 2: Final Clean



The final clean brings the entire facility to near-handover standard after all trades are complete.

The final clean is the most comprehensive phase and occurs after all trades have completed their work — painting is done, trim is installed, fixtures are set, flooring is laid. This is the deep, thorough clean that transforms a construction site into a liveable or occupiable space.

## Final Clean Scope — Commercial New Build

- ▣ All interior glass — windows, interior glass partitions, shower enclosures
- ▣ All floors — detailed sweep, mop, and polish appropriate to each surface type
- ▣ All countertops and surfaces — construction dust and residue removed
- ▣ All kitchen and bathroom fixtures — installed and cleaned to spec
- ▣ All cabinetry — interiors and exteriors wiped clean
- ▣ Light fixtures — protective covers and construction dust removed, globes cleaned
- ▣ HVAC diffusers and registers — removed, cleaned, reinstalled
- ▣ All walls — cleaned of fingerprints, scuffs, and adhesive residue
- ▣ Baseboards and trim — wiped and polished
- ▣ Stickers and labels removed from all windows, appliances, and fixtures

 All washrooms — fully cleaned and sanitized to occupancy standard

## SECTION 04

# Phase 3: Touch-Up Clean

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The touch-up clean is performed 24–48 hours before client walkthrough or occupancy handover. Its purpose is to address the inevitable contamination that occurs when final trades — touchup painters, punch-list subtrades, furniture installers — work in the just-completed space.

## What the Touch-Up Clean Addresses

- Dust and debris from touchup painting and caulking
- Footprints on freshly cleaned floors from final trades access
- Smudging on glass from furniture delivery or installation
- Any missed items identified during internal deficiency walk
- Final polish of all reflective surfaces — mirrors, stainless steel, chrome fixtures
- Final vacuum of all carpeted areas
- Final wipe of all interior windowsills and ledges

The touch-up clean is typically a 2–4 hour visit for a standard residential unit or small commercial space. For larger commercial projects, schedule the touch-up immediately following the builder's own punch-list walk so both processes happen in the same day.

SECTION 05

# Surface Protection During Cleanup



Proper surface protection during cleaning prevents damage to newly completed finishes.

Post-construction cleaning involves chemicals, tools, and equipment that can damage finished surfaces if used incorrectly. Protecting completed work during cleaning is as important as the cleaning itself.

## Surface Protection Protocols

Surface	Risk During Cleaning	Protection Protocol
New hardwood floor	Scratching from debris	Maintain floor protection throughout; only remove for final phase
New tile/stone	Acid damage from wrong chemical	pH-neutral cleaners only; test all products before application
New painted walls	Scuffing from equipment	Maintain minimum 6-inch clearance with equipment
New glass	Scratching from razor blades	Wet glass before any blade use; use new blades only
Stainless steel	Scratching; corrosion from chlorine	Stainless-specific cleaner; never chlorine-based products
New cabinetry	Solvent damage to finish	Water-based cleaners only; test in hidden area first

## SECTION 06

# Timeline Coordination with Project Closeout

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Post-construction cleaning must be built into the project schedule, not treated as a last-minute activity. Late scheduling of cleaning is one of the most common causes of delayed project handover in Northern Ontario construction projects.

## Integrating Cleaning into the Project Schedule

- Phase 1 (Rough clean): Schedule immediately after framing and mechanical complete — before drywall finishing begins. Typically 1–2 days.
- Phase 2 (Final clean): Schedule to begin the day all subtrades have completed their work. Allow 2–5 days depending on project size. Do not allow subtrades back in after final clean without notice.
- Phase 3 (Touch-up): Schedule 24–48 hours before client walkthrough. Confirm completion of all punch-list items before touch-up begins.
- Contingency: Build 2 extra days into the project schedule for weather-related access delays, especially for exterior glass work in Northern Ontario spring and fall seasons.

## SECTION 07

# What to Include in Cleaning Subcontracts

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Post-construction cleaning subcontracts should be written with the same precision as any other trade subcontract. Vague language creates disputes, rework, and project delays.

## Essential Subcontract Elements

- Explicit scope for each phase — what is included and what is excluded
- Schedule alignment — cleaning start dates tied to defined project milestones
- Access requirements — who provides access, when, and security protocols
- Chemical approval — list of products approved for use on new surfaces
- Damage liability — who is responsible for surface damage caused during cleaning
- Insurance minimums — \$5M CGL and WSIB clearance required
- Rework provision — conditions under which cleaning provider returns to address deficiencies at no charge
- Payment terms — milestone-based payment tied to phase completion

## SECTION 08

# Insurance Requirements for Site Cleaning

Any cleaning company working on a construction site in Ontario must carry appropriate insurance and WSIB coverage. Allowing an uninsured cleaning contractor on your site creates serious liability exposure for the general contractor and developer.

## Minimum Insurance Requirements

- Commercial General Liability – minimum \$5 million: Covers property damage to completed work, bodily injury, and personal injury claims arising from cleaning operations.
- WSIB clearance certificate: Current, dated within 90 days. If a cleaning worker is injured on your site and the company lacks WSIB coverage, the general contractor may bear liability.
- Additional insured status: Require the cleaning subcontractor to add your company as an additional insured on their CGL policy for the duration of the subcontract.
- Builder's risk alignment: Ensure the cleaning subcontractor's activities are covered under your builder's risk policy – consult your broker.

### Binx on Construction Sites

Binx Professional Cleaning carries \$5 million in commercial general liability insurance and full WSIB coverage. We provide certificates and additional insured endorsements to general contractors before commencing any post-construction work in North Bay and Sudbury.

## SECTION 09

# How Professional Cleaning Accelerates Handover

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Professional post-construction cleaning transforms a job site into a client-ready space.

General contractors who use professional post-construction cleaning consistently close out projects faster than those who rely on trades to self-clean or labourers without specialized equipment.

## The Speed Advantage

- Right equipment: Industrial vacuums, floor scrubbers, pressure washers, and specialized glass restoration tools accomplish in hours what labour without equipment cannot do in days.
- Right products: Construction-specific degreasers, cement removers, and glass polishes are not available at consumer outlets. Professional cleaners arrive with the correct chemical for every surface and contamination type.
- Right technique: Cleaning newly installed stone, glass, and hardwood without causing damage requires training. A professional cleaning crew does not create deficiencies — labourers without training frequently do.
- Reduced deficiency list: A thorough professional final clean reveals deficiencies in painted surfaces, caulking, and fixtures that might be missed in a dusty, cluttered job site. Finding and

resolving these before the client walkthrough reduces punch-list length and improves client satisfaction.

### Builder Testimonial Approach

Builders in North Bay and Sudbury who build professional post-construction cleaning into every project budget report consistently shorter punch lists, fewer handover delays, and higher client satisfaction scores. The cleaning investment is recovered many times over in reduced warranty callbacks and positive

ABOUT BINX

# Why Clients Trust Binx Professional Cleaning

\$	W	Q	G
\$5M	WSIB	Quality	100%
Liability Insurance	Full Coverage	Audit Verified	Green Certified

Binx Professional Cleaning is a locally owned and operated cleaning company serving North Bay, Sudbury, and surrounding communities in Northern Ontario. With 70+ trained cleaning professionals, we deliver consistent, verified, and insured cleaning services to over 200 commercial and residential clients every week.

We are proud partners of Cleaning for a Reason, providing free cleaning services to cancer patients in our community. We use 100% green-certified Green Cleaning Chemical products across every account. Every cleaning visit is verified through our Quality Audit inspection platform – so you never have to wonder whether the work was done.



# Post-Construction Cleaning — North Bay & Sudbury

Binx provides all three phases of post-construction cleaning for residential and commercial projects across Northern Ontario.

Schedule your build clean at [binx.ca](http://binx.ca).

Get a Free Quote — [binx.ca/contact](http://binx.ca/contact)

#### North Bay

1315 Hammond Street  
North Bay, ON P1B 2J2  
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#### Sudbury

767 Barrydowne Road  
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