



Exterior Maintenance

Exterior Property Maintenance: Pressure Washing, Gutters & Siding

Seasonal guide to exterior cleaning and preventive maintenance for residential and commercial properties in Northern Ontario.

2× per Year 5–10 Years North Bay & Sudbury

recommended gutter cleaning

siding life extended by cleaning

Binx service area

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SECTION 01

Why Exterior Maintenance Protects Property Value



Regular exterior cleaning preserves siding, concrete, and wood surfaces — preventing costly premature replacement.

A property's exterior is its first impression — and its first line of defence against the Northern Ontario climate. Algae, mold, and organic debris on siding, rooflines, and concrete accelerate deterioration and reduce curb appeal. Regular exterior cleaning is preventive maintenance, not cosmetic.

The Cost of Neglect

\$8,000+ **\$3,000** **\$500** **-\$1,500** **15 Years**

Average vinyl siding replacement cost Average concrete driveway replacement cost Annual exterior cleaning cost Life span extension from regular cleaning

Insurance and Maintenance Records

Some insurance providers in Ontario require documented evidence of regular property maintenance. Water damage claims related to blocked gutters or deteriorated siding can be denied if the insurer determines lack of maintenance was a contributing factor.

SECTION 02

Pressure Washing Fundamentals



Correct pressure and technique prevent surface damage while achieving thorough cleaning.

Pressure washing is effective but can cause serious damage when applied incorrectly. Using the right pressure setting, nozzle, and technique for each surface type is critical.

Pressure Settings by Surface

Nozzle

25–40°

40–65°

25°

25–40°

40°

—

PSI Warning

Using pressure above 1600 PSI on vinyl siding can force water behind panels and into the wall cavity — creating the exact moisture problem you're trying to prevent. High pressure on wood removes surface fibre, prematurely aging the wood.

SECTION 03

Residential Siding Care by Material



Each siding material requires a specific cleaning approach to avoid damage.

Northern Ontario homes use a variety of exterior siding materials, each with different maintenance requirements. Using the wrong cleaning method can void warranties and cause damage that requires costly repairs.

Vinyl Siding

- Most common siding type in Northern Ontario — durable but susceptible to high-pressure damage.
- Clean with a mild detergent solution and low-pressure rinse or soft wash system.
- Algae and mildew appear as green or black streaks — treat with a diluted bleach solution before rinsing.
- Never pressure wash directly at seams or J-channel — water infiltration risk.

Wood and Hardie Board Siding

- Wood requires low-pressure cleaning to avoid grain damage and surface fibre removal.
- After cleaning, inspect for paint failure, rot, and gaps — address before winter.
- Hardie board (fibre cement) tolerates moderate pressure — follow manufacturer spec.

- Re-paint or re-stain within the recommended cycle to maintain moisture resistance.

SECTION 04

Driveway and Walkway Cleaning



Concrete driveways accumulate oil stains, algae, and freeze-thaw damage that regular pressure washing prevents from becoming permanent.

Driveways and walkways are among the highest-use surfaces on any property. Concrete and interlocking stone are porous — they absorb oil, algae, and mildew and can develop permanent staining if not maintained regularly.

Driveway Cleaning Protocol

- 1 Pre-Treat Oil Stains**
Pre-treat oil stains with a commercial degreaser — allow to dwell 10–15 minutes.
- 2 Use Surface Cleaner Disk**
Apply a surface cleaner attachment (rotary nozzle disk) for even, streak-free coverage.
- 3 Work in Overlapping Passes**
Work in overlapping passes at a consistent speed — avoid stopping, which creates circular marks.

4

Rinse Toward Street

Rinse thoroughly with clean water, working toward the street.

5

Treat Algae or Moss

Treat for algae/moss with a diluted bleach solution if present — rinse after 10 minutes.

6

Re-Sand Interlocking Joints

For interlocking stone: re-sand joints with polymeric sand after cleaning to prevent weed growth.

Northern Ontario Freeze-Thaw Note

Water-saturated concrete that freezes expands — accelerating spalling and cracking. Annual pressure washing removes the organic material (algae, moss) that retains moisture in the concrete surface, extending driveway life significantly in our climate.

SECTION 05

Deck and Patio Pressure Washing



Deck cleaning prepares the surface for sealing and extends the life of the decking material.

Decks and patios in Northern Ontario are exposed to UV, rain, freeze-thaw cycles, and organic debris year-round. Annual pressure washing removes algae, embedded dirt, and weathered surface material — and prepares wood decks for sealing.

Wood Deck Washing

- Sweep all debris and clear furniture
- Apply deck cleaning solution — allow to dwell per label
- Scrub with a stiff brush on heavily stained areas
- Pressure wash with grain at 500–800 PSI using a wide-angle nozzle
- Allow to dry completely — minimum 48 hours in warm weather
- Apply deck stain or sealer within the manufacturer's recommended window

Composite Deck Washing

- Use manufacturer-approved cleaning solution only
- Maximum 1500 PSI — many composites specify lower

- ❑ Do not use a zero-degree or turbo nozzle on composite
- ❑ Do not use bleach on composite — check manufacturer spec
- ❑ Rinse thoroughly with clean water

SECTION 06

Gutter Cleaning — Why and When



Clogged gutters overflow into the foundation and fascia, causing water damage that costs thousands to repair.

Gutters exist to direct roof runoff away from the building foundation, fascia board, and siding. Clogged gutters overflow — and that overflow causes water damage to the foundation, basement, siding, and landscaping.

What Happens When Gutters Are Not Cleaned

- Foundation seepage: Water pooling at the foundation eventually infiltrates through cracks and joints, causing basement flooding and long-term structural damage.
- Fascia board rot: Standing water in a clogged gutter saturates the fascia board it mounts to — causing rot and requiring board and gutter replacement.
- Ice dams: In Northern Ontario winters, clogged gutters prevent meltwater from draining, creating ice dams that back water under roofing shingles.
- Pest habitat: Standing water and debris in gutters is an ideal breeding environment for mosquitoes and a nesting site for birds and squirrels.

When to Clean Gutters

- Spring (May): Remove winter debris and sand/grit washed in by snowmelt.

- Fall (October–November): After leaf fall but before freeze — the most critical clean of the year.
- After major storms: High wind events deposit large debris loads. Inspect and clean as needed.
- Properties with large deciduous trees: May require 3–4 cleanings per year.

SECTION 07

Downspout Flushing and Drainage



Downspout blockages are more damaging than gutter clogs — water has nowhere to go.

Downspouts are the drainage points for the entire gutter system. A blocked downspout turns the entire run of guttering into a holding tank — with overflow directed at the worst possible locations.

Downspout Inspection and Cleaning

1

Test Flow with Hose

Run a garden hose into the top of each downspout and check for flow restriction.

2

Clear the Blockage

If restricted, insert a plumber's snake or pressure washer wand from the bottom.

3

Flush from Top

Flush from the top with full pressure after clearing the blockage.

4

Check Extension Discharge

Inspect downspout extension and splash pad — ensure water is directed at least 1.5 metres from the foundation.

5

Check Underground Outlet

Check underground discharge if present — confirm outlet is clear and not blocked by frost heave.

6

Inspect Elbows & Joints

Check elbows and connections for separation — common after freeze-thaw cycles.

Extension Length Matters

Downspout extensions should direct water a minimum of 1.5 metres (5 feet) from the foundation. In Northern Ontario, where frost heave can shift underground drainage, surface extensions and splash pads are often more reliable than underground discharge.

SECTION 08

Seasonal Exterior Maintenance Calendar



A seasonal calendar ensures exterior maintenance is done at the right time — not too late.

Northern Ontario's distinct seasons create a clear annual maintenance rhythm for exterior cleaning. Performing each task at the right time maximizes effectiveness and prevents damage.

Northern Ontario Exterior Maintenance Calendar

SECTION 09

Soft Washing vs. Pressure Washing



Soft washing uses low pressure and chemical application — safer for delicate surfaces.

Soft washing is a complementary technique to pressure washing — using low pressure (under 500 PSI) combined with cleaning chemicals to remove organic growth without mechanical abrasion.

When to Use Each Method

Why

Pressure destroys shingles

Reduces paint removal risk

Pressure causes irreversible damage

Hard surface tolerates pressure

Low risk, excellent results

High pressure erodes mortar

Chemical Safety

Soft washing uses diluted sodium hypochlorite (bleach) and surfactants. Protect plants, outdoor furniture, and vehicles from overspray. A professional soft washing service applies chemicals precisely and neutralizes with a water rinse.

SECTION 10

Hiring an Exterior Cleaning Professional

Pressure washing a two-storey home or cleaning gutters above a roofline involves working from ladders at height. Professional exterior cleaning eliminates fall risk for homeowners and delivers better results with commercial-grade equipment.

What to Ask Before Hiring

- **Liability insurance:** Minimum \$2 million commercial general liability. Damage to siding, windows, and landscaping during pressure washing is not uncommon — you need a contractor who can cover it.
- **Equipment:** Commercial pressure washers (4 GPM+) produce better results than consumer units. Ask what equipment they use.
- **WSIB coverage:** Any worker injured on your property falls under WSIB. Confirm coverage before hiring.
- **References:** Ask for references from comparable property types in your area.
- **Before-and-after photos:** A professional who takes before-and-after photos is proud of their results and gives you documentation for your records.

Binx Exterior Maintenance

Binx Professional Cleaning provides pressure washing, soft washing, gutter cleaning, and downspout flushing for residential and commercial properties in North Bay and Sudbury. Fully insured, WSIB-covered. Call (705) 845-0998 or visit binx.ca.

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.



Exterior Cleaning & Gutter Service — North Bay & Sudbury

Binx Professional Cleaning provides pressure washing, gutter cleaning, and exterior property maintenance for homes and businesses across Northern Ontario. Call (705) 845-0998 or visit binx.ca to book.

Get a Free Quote — binx.ca/contact

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