



WINDOW CLEANING

# The Property Owner's Guide to Professional Window Cleaning

Covers interior vs. exterior methods, seasonal timing for Northern Ontario, safety considerations for multi-storey homes, screen and track cleaning, hard water mineral removal, and how clean windows improve energy efficiency.

**2×**

Recommended Per Year

**30%**

More Natural Light

**Safe**

Multi-Storey Methods

**Streak**

Free Guaranteed

# Table of Contents

---

- 01 Why Clean Windows Matter More Than You Think

---

- 02 Interior vs. Exterior Window Cleaning Methods

---

- 03 Hard Water Mineral Deposits and Removal

---

- 04 Screen and Track Cleaning

---

- 05 Seasonal Timing for Northern Ontario

---

- 06 Multi-Storey Safety Considerations

---

- 07 Energy Efficiency Benefits

---

- 08 What to Expect from a Professional Service

---

- 09 Maintaining Windows Between Professional Cleans

---

## SECTION 01

# Why Clean Windows Matter More Than You Think

---



Clean windows dramatically increase natural light and improve the feel of every room.

Clean windows are one of those home improvements that people notice immediately but rarely prioritize until they see the before-and-after difference. Dirty windows block 20–30% of available natural light, make interiors feel smaller and darker, and signal neglect to anyone approaching the property.

## The Benefits of Regular Professional Window Cleaning

- **Natural light:** Clean glass transmits 20–30% more light than glass coated with a season's worth of dust, pollen, and mineral deposits. This is measurable in lux and perceptible in room atmosphere.
- **Curb appeal:** Sparkling windows are one of the first things buyers, guests, and neighbours notice. Dirty windows undermine even a well-maintained home's appearance.
- **Glass preservation:** Mineral deposits from hard water etch glass permanently over time. Regular cleaning removes deposits before they bond chemically to the glass surface.
- **Early damage detection:** Professional cleaners inspect seals, frames, and hardware during cleaning — identifying failed seals, cracked frames, and moisture infiltration before they become expensive repairs.

SECTION 02

# Interior vs. Exterior Window Cleaning Methods

Interior and exterior windows accumulate different types of soil and require different cleaning approaches. Understanding the distinction helps you plan cleaning frequency and set appropriate expectations for each surface.

## Exterior Windows

Exterior glass accumulates environmental deposits: rain spotting and mineral deposits from hard water, bird droppings (which are alkaline and etch glass rapidly), oxidation from exhaust and industrial emissions, pollen and organic debris, and algae or mould in shaded locations.

## Interior Windows

Interior glass accumulates fingerprints and touch marks (particularly in homes with children), cooking grease and steam deposits in kitchen windows, dust and airborne particles, and condensation residue on windows with failed thermal seals.

Factor	Exterior	Interior
Primary soil	Mineral deposits, environmental	Fingerprints, dust, grease
Cleaning method	Squeegee with deionized water	Microfibre with streak-free solution
Frequency	2–3× per year	1–2× per year
Access challenge	Height, safety equipment	Furniture, interior obstacles
Cost driver	Height, number of panes	Smaller factor than exterior

## SECTION 03

# Hard Water Mineral Deposits and Removal



Hard water mineral deposits require specialized treatment to remove without scratching glass.

Hard water mineral deposits — primarily calcium and magnesium carbonates — are the most stubborn window cleaning challenge in Northern Ontario. North Bay and Sudbury area water has moderate to high mineral content, and every rain event or sprinkler contact leaves a deposit that builds up over seasons.

## Stages of Mineral Deposit Buildup

- Stage 1 (Fresh deposits, 1–3 months): White haze visible when dry. Removes easily with diluted white vinegar or professional glass cleaner. No equipment required beyond a microfibre cloth.
- Stage 2 (Established deposits, 3–12 months): Visible haziness even when wet. Requires professional-grade acid wash (diluted muriatic or oxalic acid). Not a DIY job — acid handling requires training.
- Stage 3 (Etched deposits, 12+ months): Deposits have chemically bonded with the glass surface. Requires mechanical polishing with cerium oxide compound. Some permanent etching may not be fully reversible.

## Prevention

The most cost-effective approach to mineral deposits is prevention. Annual professional cleaning removes Stage 1–2 deposits before they progress to Stage 3. Once glass is etched, restoration is expensive and results are not guaranteed.

## SECTION 04

# Screen and Track Cleaning

---

Window screens and tracks are the most neglected components of any window cleaning program. Dirty screens filter the light entering a room even when the glass itself is clean. Clogged tracks prevent windows from sealing properly and allow air and moisture infiltration.

## Screen Cleaning

- Remove screens from frames before cleaning — in-place screen cleaning is ineffective and often damages screen mesh.
- Lay screens flat and wash with soft brush and mild soap solution, working gently to avoid distorting the mesh.
- Rinse thoroughly with low-pressure water to remove soap residue.
- Allow to dry completely before reinstalling — storing damp screens creates mould on the frame.
- Inspect mesh and frame seals during cleaning — damaged screens should be repaired before reinstallation.

## Track Cleaning

- Vacuum loose debris from tracks before applying any moisture.
- Use a stiff detail brush and diluted cleaner to loosen compacted debris from corners.
- Wipe clean with damp cloth; dry thoroughly.
- Apply a thin film of dry silicone lubricant to sliding track channels after cleaning — improves operation and reduces future debris adhesion.

SECTION 05

# Seasonal Timing for Northern Ontario

Northern Ontario's climate creates specific seasonal windows for effective window cleaning. Planning your professional window cleaning around these windows maximizes the duration you can enjoy clean glass before environmental conditions deposit new contamination.

Season	Conditions	Recommendation
Spring (May–Jun)	Pollen season, post-winter grime on exterior	Ideal for exterior clean after pollen peak (late June)
Summer (Jul–Aug)	Warm, low humidity, minimal precipitation	Best drying conditions; ideal for both interior and exterior
Fall (Sep–Oct)	Pre-winter prep, leaf debris	Excellent for a full clean before winter restricts access
Winter (Nov–Apr)	Ice, cold glass, freezing conditions	Interior cleaning possible; exterior not recommended below

### Binx Recommendation

Two exterior window cleans per year — late June (post-pollen) and September (pre-winter) — keeps windows clean for the maximum portion of the year with the minimum number of professional visits. Interior cleaning can be combined with either exterior visit or done independently as needed.

## SECTION 06

# Multi-Storey Safety Considerations

---



Second-storey and above window cleaning requires proper equipment and trained technique.

Cleaning windows above ground level introduces safety risks that make DIY approaches genuinely dangerous. Falls from ladders are one of the most common causes of serious home injury for Canadians over 50. For windows above the first storey, professional cleaning is not a luxury — it is the safe choice.

## What Professional Window Cleaners Use for Elevated Work

- Extension poles with water-fed systems: For second and third storey windows accessible from ground level. Pure water is fed through a carbon fibre pole and applied via a soft brush — no ladder required. Glass dries spotless as pure water leaves no mineral residue.
- Stabilized extension ladders: For second storey windows where pole access is not practical. Binx technicians are trained in ladder safety and use stabilizer arms that prevent ladder movement.
- Articulating ladders: For challenging access points including bay windows, set-back upper floors, and rooflines.

Binx window cleaning technicians in North Bay and Sudbury are trained and equipped for safe elevated window work up to three storeys. For buildings above three storeys, we coordinate with our high-access team.

## SECTION 07

# Energy Efficiency Benefits of Clean Windows

Clean windows are an energy efficiency asset that most homeowners overlook. The connection between window cleanliness and home heating and cooling costs is real, measurable, and meaningful for Northern Ontario homes where energy costs are significant.

## The Physics of Dirty Windows and Energy Loss

- **Solar heat gain:** Clean south-facing windows allow passive solar gain in winter — a meaningful free heat source in Northern Ontario. Dirty glass can reduce solar transmittance by 20–25%, reducing this passive heat input.
- **Thermal seal inspection:** Failed thermal seals in double or triple-pane windows create significant heat loss. Professional window cleaners identify fogged or failed seals during cleaning — allowing repair before energy losses accumulate over a full winter.
- **Frame and caulking condition:** Air infiltration around window frames and failed caulking is identified during professional cleaning. In Northern Ontario winters, this air infiltration is a major energy cost driver.

### Value Added

Every Binx window cleaning visit includes a visual inspection of seals, frames, and caulking. Identified issues are reported to the homeowner with photos — often catching problems that would have cost hundreds or thousands in heating costs if left unaddressed through a Northern Ontario winter.

## SECTION 08

# What to Expect from a Professional Window Cleaning Service

---

Understanding what a professional window cleaning visit includes — and does not include — helps set appropriate expectations and avoid the most common sources of dissatisfaction.

## What Is Included in a Standard Professional Window Clean

- ▣ Exterior glass cleaned, squeegeed, and detailed at edges
- ▣ Interior glass cleaned and polished streak-free
- ▣ Screens removed, washed, and reinstalled
- ▣ Window sills and frames wiped down
- ▣ Tracks vacuumed and wiped
- ▣ Visual inspection of seals and frames with issue report

## What Is NOT Typically Included

- Skylight cleaning (specialist equipment required — quoted separately)
- Hard water restoration on heavily etched glass (specialist treatment — quoted separately)
- Window frame painting or caulking
- Blind or shutter cleaning (separate service)

## SECTION 09

# Maintaining Windows Between Professional Cleans

Between professional cleaning visits, a few simple habits keep windows looking good and prevent rapid re-soiling.

## Between-Visit Maintenance Tips

- Wipe interior glass with a dry microfibre cloth after any cooking or humidity event.
- Address bird droppings on exterior glass within 48 hours — they are alkaline and begin etching glass quickly.
- Keep window tracks clear of debris by vacuuming monthly — debris compacts and becomes difficult to remove if neglected.
- Run kitchen and bathroom exhaust fans during cooking and showering — steam deposits on nearby windows accelerate soil buildup.
- Check window sills after any rain event for pooled water — standing water accelerates frame deterioration and mineral deposit buildup.

### Simple Test

Run your finger across the interior of a window pane. If you can write your name clearly in the dust, the interior glass is overdue for cleaning. Most Northern Ontario homes benefit from interior cleaning 1–2 times per year and exterior cleaning 2–3 times per year.

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.



## Crystal-Clear Windows, Safely Done

Binx provides professional interior and exterior window cleaning for homes across North Bay and Sudbury.

Book 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  
(705) 845-0998

Sudbury  
767 Barrydowne Road  
Sudbury, ON P3A 3T6  
(249) 239-1225

[binx.ca](http://binx.ca)

\$5M Insured • WSIB Covered • Quality Audit Verified • 100% Green Certified • Cleaning for a Reason Partner