

OTTAWA CONSTRUCTION CLEANING

Post-Construction Residential Cleaning

Full cleanup after new home builds, whole-house deep cleaning, builder clean standards, and preparing newly constructed residences for move-in.

5 Expert Answers from Clean IQ

ottawaconstructioncleaning.com/construction-brain

Table of Contents

1. How much does it cost to clean a new triplex after construction in Vanier?
.....
2. What is the cleaning process for a newly built net-zero home in Ottawa after construction?
.....
3. What should I look for when hiring post-construction cleaners for my new Findlay Creek home?
.....
4. Is post-construction cleaning harder for homes with radiant floor heating in Ottawa?
.....
5. Do I need separate cleaning for the garage after new home construction in Ottawa?
.....

How much does it cost to clean a new triplex after construction in Vanier?

Post-construction cleaning for a new triplex in Vanier will typically cost between \$3,500 and \$8,000, depending on the size of each unit and the level of finishing detail. This represents a significant investment, but it's essential for passing occupancy inspections and ensuring your tenants move into truly clean, healthy living spaces.

For a typical Vanier triplex with three 800 to 1,000 square foot units, expect to pay around \$1,200 to \$2,200 per unit for complete post-construction cleaning. This includes rough cleaning to remove bulk debris and construction waste, followed by detailed final cleaning of all surfaces, fixtures, windows, and floors. **The total project cost breaks down to approximately \$0.75 to \$1.25 per square foot** for this type of multi-unit residential cleaning in Ottawa's current market.

Vanier-Specific Considerations

Vanier's older neighborhood character means many triplexes are conversions of existing buildings rather than ground-up new construction. **Conversion projects often require more intensive cleaning** because they involve demolition dust, old paint removal, and refinishing work that creates particularly fine particulate matter. The clay-rich soil common throughout Vanier also tracks easily into construction sites, creating persistent reddish-brown dust that bonds to surfaces and requires professional-grade cleaning products to fully remove.

Winter construction in Vanier creates especially challenging cleaning conditions because Ottawa's extreme cold drives indoor humidity down to 15-20 percent during heating season. This bone-dry air makes drywall dust, concrete dust, and sawdust become airborne far more easily and settle into every crevice, vent, and surface throughout all three units. HVAC systems running constantly during winter construction circulate this fine particulate between units, making duct cleaning essential for each unit's system.

Your cleaning scope will include debris removal and disposal at Trail Road Landfill, HEPA vacuuming of all surfaces, washing walls and ceilings, scrubbing all floors, cleaning windows inside and out, sanitizing bathrooms and kitchens, and detailed cleaning of all fixtures and appliances. **Each unit's HVAC system should be professionally cleaned as well, adding \$400 to \$600 per unit** to ensure construction dust doesn't recirculate once tenants move in.

Get quotes from at least three different contractors and ensure each quote specifies exactly what's included, debris disposal procedures, and timeline for completion. Professional post-construction cleaning is essential for a triplex because you need to pass City of Ottawa occupancy inspections for all three units before you can legally rent them. The Ottawa Construction Network directory at justynrookcontracting.com can help you connect with

experienced cleaning contractors who understand multi-unit residential projects and Ottawa's inspection requirements.

Q2

What is the cleaning process for a newly built net-zero home in Ottawa after construction?

Cleaning a newly built net-zero home in Ottawa requires a specialized approach that protects advanced energy systems while thoroughly removing construction contaminants. Net-zero homes have ultra-tight building envelopes and sophisticated mechanical ventilation systems that make proper post-construction cleaning absolutely critical — any dust or debris left behind will recirculate continuously through the high-efficiency systems.

Net-Zero Home Cleaning Considerations

The cleaning process begins with protecting the home's advanced systems. **Heat recovery ventilators (HRVs) and energy recovery ventilators (ERVs) must be shut down during cleaning** to prevent construction dust from contaminating the heat exchanger cores, which are expensive to replace and critical for the home's energy performance. All supply and return vents should be sealed with plastic sheeting before any cleaning begins. The home's high-performance windows — typically triple-pane with specialized coatings — require gentle cleaning products that won't damage low-E coatings or compromise seal integrity.

HEPA filtration is non-negotiable for net-zero homes because the tight building envelope means any airborne particles will remain trapped inside for extended periods. Professional cleaners use multiple air scrubbers running continuously during the cleaning process, typically one unit per 500 square feet of space. In Ottawa's winter construction season, when indoor humidity drops below 20 percent, fine drywall and concrete dust becomes exceptionally airborne and persistent in these sealed environments.

The cleaning sequence follows a strict top-to-bottom protocol. Ceiling-mounted mechanical equipment, including HRV/ERV units, duct connections, and high-efficiency lighting, receives careful dusting with microfiber cloths and HEPA vacuuming. **Wall cleaning uses pH-neutral products** to avoid damaging vapor barriers or specialized air-sealing materials. Many net-zero homes feature exposed concrete floors with radiant heating — these require specific concrete-safe cleaners and careful attention to surface preparation before any sealers are applied.

Duct cleaning is especially critical in net-zero construction because the mechanical ventilation system will operate continuously once the home is occupied. Professional duct cleaning costs **\$600 to \$1,200** for a typical net-zero home in Ottawa, but this investment protects the expensive heat recovery equipment and ensures optimal

indoor air quality. The cleaning must happen after all construction dust has settled but before the mechanical systems are commissioned and balanced.

Window cleaning requires extra care because net-zero homes often feature large south-facing windows for passive solar gain. **Construction film removal and paint spot cleaning must use glass-safe solvents** that won't damage specialized window coatings. Expect to pay **\$400 to \$800** for professional window cleaning on a typical 2,000-square-foot net-zero home with extensive glazing.

Total post-construction cleaning for a net-zero home in Ottawa ranges from \$2,000 to \$4,500 depending on size and complexity. The higher cost reflects the specialized care required for advanced building systems and the extended cleaning time needed to achieve the air quality standards these homes demand. Plan for 2 to 3 days of professional cleaning work to properly prepare a net-zero home for occupancy.

For a project this specialized, connecting with experienced cleaning contractors through the Ottawa Construction Network directory at justynrookcontracting.com ensures you'll find professionals familiar with high-performance home requirements.

Q3

What should I look for when hiring post-construction cleaners for my new Findlay Creek home?

Hiring the right post-construction cleaning contractor for your new Findlay Creek home requires evaluating several critical factors to ensure you get professional results that meet Ottawa's occupancy standards.

The most important qualification to verify is **HEPA filtration equipment**. Post-construction cleaning in Ottawa's dry winter climate creates exceptionally fine dust that standard vacuums cannot capture. Professional cleaners should use commercial-grade HEPA vacuums that filter 99.97% of particles down to 0.3 microns. Ask potential contractors specifically about their vacuum equipment — if they mention using shop vacuums or standard household units, look elsewhere. Quality HEPA vacuums cost contractors \$800 to \$2,500 each, so this represents a significant investment that separates serious professionals from casual cleaners.

Insurance and WSIB coverage are non-negotiable requirements in Ontario. Every contractor should carry a minimum of \$2 million in liability insurance and current WSIB coverage. Post-construction cleaning involves ladders, chemical products, and heavy equipment, making proper workplace insurance essential for your protection. Request certificates of insurance before hiring anyone. In Findlay Creek's newer developments, many homes have high ceilings and large windows that require ladder work, increasing the importance of proper

coverage.

Experience with **new construction specifically** matters more than general cleaning experience. New builds create unique challenges including fresh paint that can be damaged by wrong products, unsealed surfaces that absorb chemicals, and construction dust trapped in HVAC systems. Ask contractors about their experience with new home cleaning and request references from recent new construction projects. Findlay Creek's rapid development means many local contractors have extensive new build experience.

Detailed written quotes should specify exactly what's included rather than vague promises of "complete cleaning." The quote should list specific tasks like HEPA vacuuming all surfaces, washing all walls and ceilings, cleaning inside all cabinets and drawers, scrubbing all floors, cleaning all windows inside and out, wiping all fixtures and switches, and removing all construction debris. For a typical 2,000-square-foot Findlay Creek home, expect quotes between \$1,200 and \$2,200 for complete post-construction cleaning.

Timing and availability during Ottawa's busy spring construction season requires advance booking. Many contractors schedule 2-3 weeks out during peak season from April through June. Discuss timing early and confirm the contractor can complete cleaning before your occupancy inspection if required. Some contractors offer rough cleaning during construction followed by final cleaning after all trades finish — this two-stage approach often produces better results than trying to do everything at once.

Product knowledge separates experienced post-construction cleaners from general housekeeping services. Professional contractors should explain which products they use on different surfaces and why. They should mention eco-friendly options, especially important in new homes where you'll be moving in shortly after cleaning. Ask about their approach to cleaning new hardwood, fresh tile and grout, new appliances, and windows — each requires specific products and techniques.

For your Findlay Creek home, consider hiring a contractor experienced with the area's newer construction styles and materials. The Ottawa Construction Network directory at justynrookcontracting.com includes cleaning contractors serving the south Ottawa area with experience in post-construction work. Getting three written quotes allows you to compare pricing, services, and professionalism before making your decision.

Is post-construction cleaning harder for homes with radiant floor heating in Ottawa?

Post-construction cleaning is significantly more challenging in Ottawa homes with radiant floor heating systems, particularly during our harsh winter construction season when indoor humidity drops to bone-dry levels of 15 to 20 percent. The combination of radiant heat and Ottawa's extreme climate creates unique cleaning complications that require specialized approaches and professional expertise.

Radiant Heat and Construction Dust Dynamics

Radiant floor heating systems create constant, gentle air circulation patterns that lift and redistribute fine construction dust particles throughout the living space. Unlike forced-air systems that move dust in predictable patterns through vents, radiant heating generates subtle convection currents that keep microscopic drywall dust, concrete particles, and sawdust suspended in the air for extended periods. In Ottawa's winter construction environment, where indoor air becomes extremely dry, this dust becomes electrostatically charged and clings aggressively to walls, ceilings, and surfaces up to eight feet above floor level.

The **warm floor surfaces in radiant-heated homes actually attract and hold construction debris more tenaciously** than cool floors. Paint overspray, adhesive residue, and fine particulate matter bond more strongly to heated surfaces, requiring specialized cleaning products and techniques to remove completely. Standard household vacuums are completely inadequate for this challenge – only commercial HEPA filtration systems can capture the 0.3-micron particles that radiant heating keeps airborne.

Professional cleaning becomes essential rather than optional for radiant-heated homes after construction. The cleaning process must include air scrubbers running continuously during the entire cleaning operation to capture particles as they become airborne from the heated surfaces. Floor cleaning requires temperature-controlled methods – the radiant system often needs to be temporarily reduced to prevent rapid evaporation of cleaning solutions before they can effectively dissolve construction residue.

In Ottawa's climate, expect post-construction cleaning for radiant-heated homes to cost **15 to 25 percent more than conventional forced-air homes** due to the additional time, specialized equipment, and multiple cleaning passes required. A typical 1,500-square-foot radiant-heated home will run \$1,400 to \$2,200 for complete post-construction cleaning, compared to \$1,200 to \$1,800 for conventional heating systems.

The timing of cleaning becomes critical with radiant floors. **Spring and fall are optimal seasons** when outdoor temperatures allow the radiant system to operate at moderate levels without interfering with cleaning solutions. Summer cleaning can be challenging when radiant systems cycle frequently to maintain cool indoor temperatures,

while winter cleaning requires careful coordination with system operation schedules.

For professional results, browse cleaning contractors experienced with radiant heating systems through the Ottawa Construction Network directory at justynrookcontracting.com, where you can filter for contractors familiar with these specialized cleaning challenges.

Q5

Do I need separate cleaning for the garage after new home construction in Ottawa?

Yes, your new construction garage absolutely needs separate cleaning attention in Ottawa, and it's often overlooked during the standard post-construction cleaning process. Garages accumulate some of the heaviest construction debris and dust during building, yet they're frequently excluded from basic cleaning contracts because they're considered "unfinished" space.

During new home construction in Ottawa, garages become dumping grounds for drywall scraps, concrete dust from foundation work, sawdust from framing, packaging materials, and tracked-in Leda clay soil that's characteristic of our region. **Ottawa's extreme winter conditions make garage cleaning especially challenging** — when construction happens during our minus 30-degree months, that fine construction dust becomes incredibly persistent in the dry indoor air. The dust settles into every corner, electrical box, and garage door mechanism.

Garage floors require specialized attention because they're typically unsealed concrete that absorbs oil stains, paint drips, and chemical spills from construction equipment. Once these stains set into raw concrete, they become permanent unless properly treated during the initial cleaning. Professional garage cleaning includes concrete degreasing, pressure washing at appropriate PSI levels for new concrete, and often application of a concrete sealer to protect the surface long-term.

Under Ontario Building Code requirements, garages must be clean and free of construction debris before occupancy permits are issued. This means garage cleaning isn't optional — it's a regulatory requirement.

Construction debris disposal is particularly important because mixing construction waste with household garbage violates City of Ottawa regulations. All debris must go to Trail Road Landfill or approved transfer stations.

Expect to pay between \$200 and \$800 for professional garage cleaning depending on size and condition. A typical two-car garage runs \$300 to \$500 for complete post-construction cleaning including debris removal, concrete cleaning, and detailing of all surfaces. Many homeowners can handle basic sweeping and debris pickup themselves, but concrete degreasing and pressure washing require professional equipment.

For connecting with experienced post-construction cleaning contractors who understand garage-specific requirements, browse the Ottawa Construction Network directory at justynrookcontracting.com with the cleaning trade filter.

Disclaimer: This guide is provided for informational purposes only by Ottawa Construction Cleaning. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any post-construction cleaning or renovation cleanup project. Information is current as of July 12, 2026 and may change. Visit ottawaconstructioncleaning.com for the latest answers.