

SECTION 01 74 23

FINAL CLEANING

Notes: This Section is intended to include final cleaning of work including site, prior to Owner occupancy of all, or a portion, of the project, or prior to Contract closeout and provide optional test for Owner cleaning of interior area.

Consult with Owner to determine requirements for work to be done by Builder, or for final cleaning to be done by Owner's personnel.

Coordinate with Section 01 74 00 - Construction Cleaning and with cleaning requirements of individual sections.

PART 1 GENERAL

1.01 REQUIREMENT INCLUDED

- A. Final cleaning of [exterior of] project.

1.02 RELATED REQUIREMENTS

- A. Section 01 74 00 - Construction Cleaning: Cleaning during construction.
- B. Section 01 77 00 - Contract Closeout Procedures.
- C. Individual Specifications Sections: Specific cleaning for product or work.

1.03 DESCRIPTION

- A. Execute cleaning prior to inspection for Partial Occupancy Substantial Completion of [each designated portion of] the Work.

PART 2 PRODUCTS

2.01 CLEANING MATERIALS

- A. Use materials which will not create hazards to health or property and which will not damage surfaces.
- B. Use only material and methods recommended by manufacturer of material being cleaned.

PART 3 EXECUTION

3.01 CLEANING

- A. Upon completion of the work and before acceptance and final payment is made, remove from the Site all machinery, equipment, surplus and discarded materials, rubbish, temporary structures, etc. Repair or replace, in an acceptable manner, private or public property which may have been damaged or destroyed due to the Builder's operations, except when such property is required to be altered or demolished under the Contract, and leave the Site in a clean and orderly condition. Material cleared from the Site and

deposited on adjacent property will not be considered as having been disposed of satisfactorily.

- B. All areas within and contiguous to the work under the Contract, including all exterior and interior surfaces and items where work has been performed, as well as all areas having been used for ingress and egress of materials and personnel or storage of materials, shall be turned over to the Owner in a neat and "polished" home-clean condition. "Broom-clean", as used in the construction industry, will not suffice.
- C. All roof areas where work is performed shall be cleaned of all debris and excess materials. Particular attention shall be given to gutters, downspouts, roof drains, and scuppers to assure there is no blockage of any kind. Roof areas shall be inspected to ensure that no damage to roof membranes has occurred. Any damage so discovered caused by the Builder's operations shall be repaired by a licensed roofer at no additional cost to the Owner.
- D. All wall areas shall be free from extraneous paint, splatter or spillage of roofing materials, adhesion of asphaltic paving materials or any other defacement. Walls so defaced shall be cleaned and/or painted in an approved manner at no additional cost to the Owner.
- E. All concrete walks, including adjacent pavement shall be cleaned and free from building materials, containers, dust, dirt, sand, chips of roofing gravel, roofing materials, and all other incidental debris. Areas shall be well swept and, if directed by the Field Representative, shall be hosed down with clean water.
- F. All barricades, fences, Field Offices, construction offices, etc., and all Builder's tools, equipment, etc., which is not the Owner's property shall be removed from the Owner's Property.
- G. All glass shall be thoroughly cleaned and polished on both sides.
- H. The paint line for glass in painted surroundings, whether wood, metal, putty or other glazing compounds, shall be neat, clean and straight.
- I. Vacuum all carpets; and polish and wax all resilient flooring.
- J. Power-scrub and clean all ceramic tile floors using appropriate cleaning. Wash all ceramic tile walls with detergent and clean all wall surfaces. All plastic laminate and hardware surfaces shall be cleaned and polished to the satisfaction of the Professional.

END OF SECTION