



L SQUARED CLEANING SERVICES

On-Site Facility *Assessment*

What we inspect. How we hold ourselves accountable. Why the details decide everything.

Initiate Your On-Site Facility Assessment

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BEFORE YOU CHOOSE ANYONE

Ten questions that separate a vendor from a *partner*.

Most cleaning companies sound alike on a sales call. These ten questions surface the difference. Ask every provider you are considering — including us — and listen closely to the answers.

1. Are your cleaners W-2 employees or 1099 subcontractors?

What to listen for. This is the question most vendors hope you skip. W-2 teams are trained, vetted, insured, and answerable to one standard. Much of the industry runs on rotating subcontractors or franchise labor. We build and grow our own people — and graduate the best into business partners.

2. Who walks my facility after the work is done — and how often?

What to listen for. A real provider inspects its own work. Ask whether a supervisor physically walks the space. We run supervisor walkthroughs, not just a sign-in sheet on the wall.

3. If something is wrong at 7 AM, who picks up the phone?

What to listen for. Ask for a direct line, not a ticket portal. We offer 24/7 Direct-Access — you reach a decision-maker, not a call center queue.

4. Do you offer continuous daytime coverage, or do you clean once and leave?

What to listen for. High-traffic spaces degrade by midday. Our Day Porter and Night Cleaning model maintains your space throughout the day and resets it overnight.

5. How do you keep a space consistent so it never needs an emergency deep clean?

What to listen for. Listen for a routine and preventative model. We engineer consistency so that deep cleans stop being a recurring rescue — and stop showing up as surprise line items.

6. What is your experience with hard-surface floor care — tile, grout, LVT, hardwood?

What to listen for. The industry has shifted away from wall-to-wall carpet. Ask how they protect and maintain hard surfaces over time, not just mop them.

7. How do you disinfect high-touch points — and can you prove it was done?

What to listen for. Ask about method, dwell time, frequency, and documentation. Our standards were built in medical and dental environments, where proof is not optional.

8. Is there any disinfection you *don't* do — and will you say so?

What to listen for. An honest provider knows its limits. Some regulated environments require validated, hospital-level terminal disinfection performed by specialized providers. We don't claim that work — and we tell you before you sign, not after. Be wary of any vendor who says yes to everything.

9. How will I know the work was completed to standard on each visit?

What to listen for. Ask for reporting and communication, not promises. We document the work, photograph issues, and close the loop with you.

10. When an issue comes up, what exactly happens next?

What to listen for. Listen for ownership and a timeline. We address it immediately, communicate clearly, and make it right — every time.

11. Can you scale with me to new locations without quality slipping?

What to listen for. Ask how they grow their teams. Our homegrown partner model lets us expand across Florida while holding one consistent standard.

WHO WE ARE

Cleaning, treated as an operational *standard*.

L Squared started in a single dental office and grew one relationship at a time. We did not come from the cleaning industry — we came from accountability, customer service, and operational discipline. Every space we clean reflects directly on our name, so we take ownership of the work and hold ourselves to a high standard.

Our foundation was built in medical and dental facilities, where attention to detail and cleanliness are critical. That experience shaped our processes across every environment we service today — from high-traffic fitness centers to professional offices and multi-tenant properties.

WHAT MAKES US DIFFERENT

- **W-2, homegrown teams.** We train and grow our own people, then graduate the best into business partners. No rotating subcontractors, no franchise hand-offs.
- **24/7 Direct-Access.** One call reaches a decision-maker who can act — not a ticket in a queue.
- **Supervisor accountability.** We inspect our own work, document findings, and close the loop with you.
- **Medical-grade roots.** Standards built for infection control, applied to every facility we touch.
- **Consistency by design.** A routine and preventative model that keeps deep cleans from becoming emergencies.

Sway the Details

Clean is not what a room looks like. It is what it feels like the moment you walk in — the air, the floors, the touch points, the corners no one else checks. We engineer that feeling on every visit. That is the L Squared difference, and it is what this assessment is built to measure.

WHAT WE DO

A service model built for *consistency*.

We do not treat cleaning as a one-time task. We maintain your space continuously and reset it for the next day — the model that keeps facilities looking cared for around the clock.

Day Porter Services

Continuous upkeep during your operating hours: high-touch point cleaning, restroom maintenance and restocking, trash removal, spot cleaning, and immediate response to unexpected needs. Ideal for gyms, medical facilities, and busy offices.

Night Cleaning Services

Detailed cleaning after hours: full facility cleaning and sanitization, floors and common areas, restroom deep cleaning, trash removal, and a complete reset for next-day operations.

Floor & Hard-Surface Care

Tile, grout, luxury vinyl, hardwood, and carpet — maintained on a schedule that protects the surface and the look over time, not just a quick mop.

High-Touch Disinfection

High-touch point disinfection built into every visit: the right product for the surface, the correct dwell time, frequency matched to traffic, and documented verification. If a facility requires validated, hospital-level disinfection, we say so up front — that is specialized work we scope honestly, never assume.

HOW IT WORKS

The assessment, *step by step.*

The on-site assessment is where we earn the contract on detail alone. A supervisor walks your facility with you, builds a baseline, and returns a service plan scoped to your space — not a generic quote.

1 Walkthrough

We tour the entire facility with you, room by room, and note every surface, touch point, and problem area using the checklists in this document.

2 Baseline & Scope

We establish the current condition, square footage, traffic patterns, and the specific standards your environment requires — including whether any area calls for specialized disinfection beyond our scope.

3 Service Plan

We return a tailored plan: scope, frequency, day-porter vs. night coverage, floor-care schedule, and the standards we will hold.

4 Quality Reviews

Once we begin, supervisor walkthroughs and reporting keep the work to standard — and keep you informed.

THE REVIEW

Universal facility *checklist.*

Every assessment begins here. These categories apply to any facility, in any industry. A supervisor inspects each item, marks its condition, and records findings on site.

ENTRANCES, LOBBIES & COMMON AREAS	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Entry glass, doors, and door frames — clean, smudge-free, tracks cleared	
☐ Floor mats clean, dry, and lying flat (trip-hazard check)	
☐ Lobby and reception surfaces dusted and disinfected	
☐ Seating, side tables, and waiting-area surfaces wiped	
☐ Walls, baseboards, and corners free of marks and buildup	
☐ Light fixtures, switch plates, and signage clean	
☐ Elevator interiors, buttons, and tracks (where applicable)	

RESTROOMS	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Toilets, urinals, and partitions disinfected inside and out	
☐ Sinks, faucets, counters, and backsplashes cleaned and disinfected	
☐ Mirrors streak-free	
☐ Floors mopped, grout lines and corners detailed, drains clear	
☐ Soap, towel, tissue, and seat-cover dispensers restocked	
☐ Trash and sanitary receptacles emptied and liners replaced	
☐ High-touch points: handles, locks, dispensers, switches disinfected	
☐ Odor control verified	

FLOORS & HARD-SURFACE CARE

✓ REVIEW ITEM	FINDINGS & NOTES
☐ Hard floors swept, mopped, and free of streaks and residue	
☐ Carpets vacuumed; high-traffic lanes and edges addressed	
☐ Tile and grout condition assessed; spot treatment as needed	
☐ Entry transitions and thresholds clean and dry	
☐ Baseboards and floor edges detailed	
☐ Finish/coating condition noted (LVT, hardwood, sealed concrete)	

HIGH-TOUCH POINTS & DISINFECTION

✓ REVIEW ITEM	FINDINGS & NOTES
☐ Door handles, push plates, and crash bars disinfected	
☐ Light switches, thermostats, and control panels disinfected	
☐ Shared electronics, kiosks, and counters disinfected	
☐ Handrails and stair rails disinfected	
☐ Disinfection method and dwell time appropriate to surface	
☐ Frequency matched to traffic level and verified	

BREAKROOMS & KITCHENS

✓ REVIEW ITEM	FINDINGS & NOTES
☐ Counters, tables, and chairs cleaned and disinfected	
☐ Sinks and faucets cleaned; appliance exteriors wiped	
☐ Microwave interiors and shared appliance touch points	
☐ Trash and recycling emptied; liners replaced	
☐ Floors swept and mopped; spills addressed	

GLASS, MIRRORS & INTERIOR SURFACES

✓ REVIEW ITEM	FINDINGS & NOTES
☐ Interior glass partitions and panels streak-free	
☐ Mirrors clean and spotless	
☐ Display glass, directory boards, and signage clean	
☐ Window sills and ledges dusted	

DUSTING, VENTS & AIR-PATH DETAIL

✓ REVIEW ITEM	FINDINGS & NOTES
☐ High and low dusting: ledges, frames, and fixtures	
☐ Vents, returns, and diffusers free of visible dust	
☐ Blinds and window treatments dusted	
☐ Cobweb check in corners and ceilings	

WASTE & RECYCLING STREAMS

✓ REVIEW ITEM	FINDINGS & NOTES
☐ All receptacles emptied; liners replaced and fitted	
☐ Recycling separated and handled correctly	
☐ Bin exteriors and lids wiped	
☐ Waste staged for pickup per facility protocol	

SUPPLIES & CONSUMABLES

✓ REVIEW ITEM	FINDINGS & NOTES
☐ Restroom and breakroom consumables inventoried and restocked	
☐ Hand soap and sanitizer levels checked	
☐ Par levels confirmed; reorder flags noted	

SAFETY, ACCESS & SECURITY	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Wet-floor signage used and removed appropriately	
☐ Doors, alarms, and access points secured on exit	
☐ Hazards, leaks, or damage observed and reported	
☐ Lights set per facility instructions on completion	

ACCOUNTABILITY & REPORTING	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Supervisor walkthrough completed and logged	
☐ Issues photographed and documented	
☐ Findings communicated to facility contact	
☐ Open items assigned with a response timeline	

INDUSTRY DETAIL

Built for your *environment*.

On top of the universal review, every facility gets the additions specific to its industry. These are the details that separate a cleaning vendor from a facilities partner.

Medical & Dental

Where our standards were built. Infection control and documentation are not optional here.

MEDICAL & DENTAL — ADDED REVIEW		
✓	REVIEW ITEM	FINDINGS & NOTES
☐	Reception and waiting areas serviced on a high-frequency cadence	
☐	Exam and treatment room surfaces, chairs, and fixtures disinfected	
☐	Check-in counters, partitions, and shared pens/clipboards disinfected	
☐	Color-coded microfiber used to prevent cross-contamination between zones	
☐	Hand-hygiene and sanitizer stations checked and restocked	
☐	Clinical-zone floors disinfected, not just mopped	
☐	Restroom disinfection frequency elevated to clinical standard	
☐	OSHA / bloodborne-pathogen-aware practices followed	
☐	Coordination around sharps and regulated medical waste (handled by facility per protocol)	
☐	Any rooms requiring validated, hospital-level terminal disinfection identified and flagged for a specialized provider — scoped honestly, never assumed	
☐	Glass, light panels, and high-touch equipment exteriors disinfected	

Gyms & Fitness

Thousands of members, all day. Consistency and peak-hour coverage are everything.

GYMS & FITNESS — ADDED REVIEW	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Cardio and strength equipment disinfected — handles, screens, contact points	
☐ Locker rooms and showers: mold/mildew control, benches, drains, fixtures	
☐ Turf, rubber, and specialty flooring cleaned to manufacturer guidance	
☐ Mirrors and glass walls streak-free	
☐ Group fitness and studio floors, mats, and shared props	
☐ Restrooms serviced on a high-frequency schedule during peak hours	
☐ Day-porter coverage scheduled around peak occupancy windows	
☐ Water and hydration stations cleaned and disinfected	
☐ Front desk, lobby, and retail/check-in surfaces	
☐ Odor control and air-freshness verified across zones	

Offices & Commercial

A space that supports the workday — without disrupting it.

OFFICES & COMMERCIAL — ADDED REVIEW	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Reception and lobby presented to standard	
☐ Workstation and desk touch points cleaned per facility policy	
☐ Conference and huddle rooms reset: tables, chairs, glass, screens	
☐ Breakroom, kitchen, and coffee stations cleaned and restocked	
☐ Restrooms serviced and restocked	
☐ Elevators and stairwells detailed	
☐ Glass entries and interior partitions streak-free	
☐ Day-porter daytime upkeep for high-traffic areas	
☐ After-hours night reset for next-day operations	
☐ Carpet and hard-surface floor care on schedule	

Property Management

Multi-tenant, multi-stakeholder. Common areas and responsiveness define the relationship.

PROPERTY MANAGEMENT — ADDED REVIEW	
✓ REVIEW ITEM	FINDINGS & NOTES
☐ Shared lobbies and entries presented to standard	
☐ Elevator cabs, tracks, and call buttons detailed	
☐ Stairwells and corridors cleaned and hazard-checked	
☐ Parking garage entry touch points and glass	
☐ Amenity spaces: fitness, lounge, mail, and package rooms	
☐ Common-area restrooms serviced and restocked	
☐ Trash rooms, chutes, and staging coordinated per protocol	
☐ Suite turnovers and make-ready cleaning supported	
☐ Exterior entry glass and thresholds clean and dry	
☐ Reporting to property manager and tenant-request response time	

ACCOUNTABILITY

When something is off, we *own* it.

No company is perfect. What defines us is how we respond. The systems below are how we keep your facility to standard — and how we make it right when it isn't.

- **Supervisor walkthroughs.** We inspect our own work on a schedule, not when a complaint forces it.
- **Transparent reporting.** We document the work and photograph issues so nothing is left to memory.
- **Direct-Access response.** You reach a decision-maker who can act — 24/7 — not a call center queue.
- **Make-it-right standard.** When an issue arises, we address it immediately, communicate clearly, and correct it.
- **Honest scope.** If your environment needs something beyond what we do — we tell you, and help you find it.
- **Scale without slippage.** Our homegrown team model lets us grow across markets while holding one standard.

We crew up at 9 PM. You walk in to clean by 6 AM.



NEXT STEP

Schedule your *walkthrough*.

Most on-site assessments are scheduled within one business day. Let us walk your facility and show you the difference detail makes.

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L Squared Cleaning Services

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