SERVICES &PRICING GUIDE

BLACKLINE FINISH

A HIGHER STANDARD OF CLEAN
FOR EXCEPTONAL PROPERTIES



SERVICES & PRICE GUIDE

HELLO &WELCOME

WE'RE GLAD YOU'RE HERE!

Thank you for considering BLACKLINE FINISH for your property. We know how much trust it takes to hand someone access to a home, rental, or investment, and we take that responsibility seriously.

BLACKLINE was built around a higher standard of clean. With nearly 20 years of hands-on industry experience, we understand the difference between simply getting through a checklist and taking the time to properly care for a property. Our work is thorough, intentional, and designed to support the condition and presentation of the spaces we're trusted with.

For vacation rentals, we work alongside existing turnover crews to handle the deeper cleaning that short booking windows often do not allow time for. We also provide move-out cleaning, post-construction final cleaning, and select property services throughout Southern Utah.

We appreciate the opportunity to earn your business and look forward to learning more about your property.



Alixanne Taylor
Owner,BLACKLINE FINISH

TABLE OF CONTENTS

01 WELCOME

03 ABOUT BLACKLINE

04 VACATION RENTALS

05 POST-CONSTRUCTION

06 MOVE-IN / MOVE-OUT

07 DEEP CLEAN SCOPE

08 ADD-ON SERVICES

10 EXTRA DETAILS

11 CONTACT

ABOUT US

BLACKLINE

BLACKLINE FINISH was built to raise the standard of what professional cleaning should look like. .

We believe that a property should look just as clean in person as it does in the listing, and every space we enter should be left better than we found it. After nearly 20 years in the cleaning industry, we've seen how quickly high-use properties can fall behind when cleaning is rushed or limited by tight schedules. Vacation rentals are a perfect example. Turnover teams are often doing everything they can in a very small window, but there simply isn't enough time to clean every surface or detail the property the way it deserves.

That is where BLACKLINE comes in.
We are here to raise the bar and set a higher standard for what professional cleaning should look like. We want property owners to feel confident in the way their investment is being cared for and to know that when BLACKLINE is hired, the work will be done thoroughly and with integrity. Our goal is to become the company that people trust, hire, and recommend without hesitation because of the standard we hold ourselves to and the quality of the work we leave behind. Every property should be left better than we found it, and that is the reputation we intend to keep earning one property at a time.

We are genuinely grateful that you have taken the time to consider and support BLACKLINE FINISH.

OUR MISSION

VACATION

DEEP CLEANING DESIGNED TO WORK ALONGSIDE YOUR TURNOVER TEAM

VACATION RENTAL DEEP CLEANING

Every property starts with a full deep clean. The service level is determined by the current condition of the home, how long it has been since a true deep clean was completed, and the amount of detail work required. Most first-time properties fall into Level 2 or Level 3. Once the home has been brought back to standard, recurring service can usually be maintained at Level 1 pricing.

Final service level is confirmed after an initial walkthrough or property review.



SERVICE LEVELS

LEVEL 1 - Maintenance deep clean
$0.30 per sq. ft.
For newer properties, recently deep-cleaned homes, or rentals that are already being maintained at a high level. This service handles the periodic detailed cleaning needed to keep the property from falling behind.

LEVEL 2 - Restorative deep clean
$0.40 per sq. ft.
For properties showing visible wear from frequent guest use or homes that have gone longer between deep cleans. This level may involve heavier bathroom detailing, hard-water residue, more extensive dusting, cabinet detailing, and areas that routine turnovers have not been able to maintain.

LEVEL 3 - Intensive reset
$0.45 per sq. ft.
For properties with significant dust, grease, grime, hard-water residue, or areas that have gone an extended period without a true deep clean. This level requires additional time and more intensive detail work throughout the property.

Final pricing is confirmed after an initial walkthrough or property review.



PLEASE NOTE

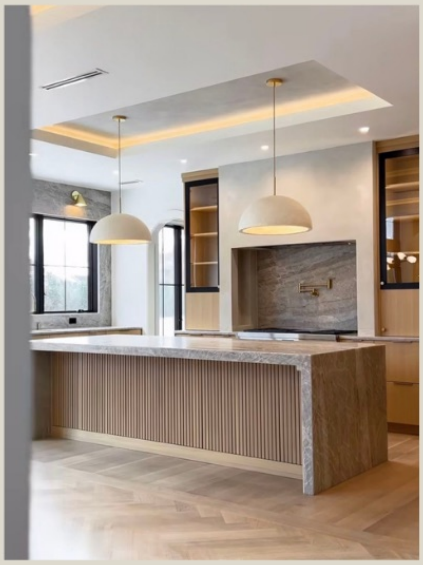
- **See the BLACKLINE DEEP CLEAN page for the complete deep-clean scope**
- Carpet shampooing is not included.
- Sheet laundering and bed making are not included.
- Routine turnover service is separate from BLACKLINE deep cleaning.
- **Additional property services are available upon request, including exterior window cleaning and pressure washing.**
- Comforters and blankets may be laundered by request when scheduling and care instructions allow.

RENTALS

POST-CONSTRUCTION

FINAL CLEANING DESIGNED FOR WALKTHROUGH, LISTING, AND HANDOFF

FINAL CLEAN PREPARATION



A post-construction final clean is completed once major trades are finished and the property is ready for presentation.
We focus on removing fine construction dust, residue, labels, and the remaining detail work that keeps a finished property from actually feeling finished.

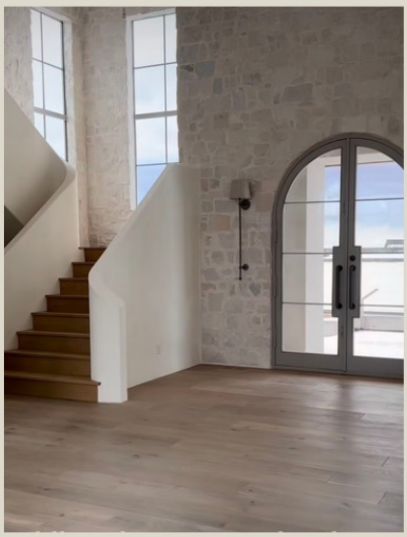
SERVICE LEVELS

LEVEL 1 — FINAL DETAIL CLEAN
$0.35/sq. ft.
For projects that are substantially complete and already in good condition, with light construction dust and final presentation detailing remaining.

LEVEL 2 — STANDARD POST-CONSTRUCTION CLEAN
$0.45/sq. ft.
For properties with moderate construction dust, full cabinetry and fixture detailing, dirty tracks and frames, and typical residue left after completed trades.

LEVEL 3 — HEAVY CONSTRUCTION RESET
$0.60/sq. ft.
For properties with significant dust, heavier residue, extensive detailing, or conditions requiring considerably more labor before the property is ready for handoff.

$750 minimum project charge.
Final pricing is confirmed after an on-site walkthrough or detailed project review.



PLEASE NOTE

- Final pricing is confirmed after an on-site walkthrough or detailed project review.
- Water and electricity must be available at the property.
- Large construction debris or hauling is not included unless quoted separately.
- Paint, grout, caulk, adhesive, and other residue are removed only where safe for the finished surface.
- Exterior window cleaning, pressure washing, and other specialty services are available upon request.
- Carpet shampooing or extraction is not included.
- Return visits required after additional trade work are quoted separately.

MOVE-IN/ MOVE-OUT

DETAILED CLEANING FOR A FRESH START OR A COMPLETE HANDOFF

Our move-in and move-out service is designed for vacant or mostly vacant properties that need a thorough top-to-bottom clean before the next transition. We clean beyond the visible surfaces, addressing the detailed areas that are often missed during routine residential cleaning.
Whether you are preparing to hand over keys, recovering a deposit, listing a property, or getting a new home ready to move into, the goal is the same: leave the property clean, finished, and ready for what comes next.

SERVICE LEVELS

01. STANDARD TRANSITION CLEAN- $0.30 per sq. ft.

For well-maintained properties that are already in relatively clean condition and primarily need a thorough vacant-home reset before move-in or handoff.

02. RESTORATIVE TRANSITION CLEAN- $0.40 per sq. ft.

For properties with visible use, moderate dust or grime, bathroom and kitchen buildup, dirty cabinetry, baseboards, walls, or other areas requiring more detailed attention.

03. INTENSIVE MOVE-OUT RESET- $0.45 per sq. ft.

For properties with heavier grease, grime, hard-water residue, significant dust, neglected surfaces, or extensive cleaning required throughout the home.

Final pricing is confirmed after an initial walkthrough or property review.





PLEASE NOTE

- Pricing assumes the property is vacant or substantially cleared of personal belongings.
- Carpet shampooing or extraction is not included.
- Excessive trash, furniture removal, or hauling is quoted separately.
- Exterior window cleaning, pressure washing, garage detailing, and other specialty services are available upon request.
- Heavy restoration, permanent staining, damage, paint correction, or repairs are not included.
- Please see the following page for the complete cleaning scope.

THE BLACKLINE
DEEP CLEAN

A detailed full-property clean designed to address the areas routine turnovers do not have time to maintain.

BEDROOMS & LIVING AREAS

- Furniture dusted and wiped
- Bed frames
- Décor and accessible decorative pieces
- Doors, handles, and frames
- Railings and balusters dusted
- Baseboards and trim
- Light fixtures
- Switches, outlets, and plates
- Blinds dusted
- Window sills
- TVs dusted and polished, remotes wiped
- Walls spot cleaned
- Detailed vacuuming and mopping
- Accessible areas beneath and behind furniture

BATHROOMS

- Ceilings and light fixtures
- Walls and spot cleaning
- Towel racks and shower curtain rod
- Baseboards and trim
- Vanities and cabinetry inside and out
- Mirrors and glass
- Faucets and fixtures
- Toilets, top to bottom and surrounding areas
- Bathtubs and showers
- Sinks
- Hard-water and mineral residue where safely removable
- Floors and detailed edges

KITCHEN

- Cabinet fronts, interiors, shelves, and drawers
- Cabinet handles and hardware
- Appliance exteriors cleaned and polished
- Sink and faucet wiped and polished
- Backsplash
- Countertops
- Pantry shelving
- Cabinet undersides and toe kicks
- Tables, chairs, and stools
- Refrigerator and microwave inside and out
- Walls spot cleaned
- Baseboards and trim
- Doors, handles, and frames
- Switches, outlets, and plates
- Floors, edges, and corners
- Glass and reflective surfaces polished

THROUGHOUT THE PROPERTY

- Interior decor, glass and shiny surfaces polished
- Fingerprints and visible marks removed
- Floor edges, corners, and overlooked areas detailed
- Closet doors and shelving dusted and wiped clean

ADD-ON SERVICES

Additional services are available for properties requiring care beyond the standard deep-clean scope. Please refer to our **Add-On Services** page for available options and pricing.

ADD-ON SERVICES

01 INTERIOR DETAILING

- Interior window glass — $5/pane
- Window tracks (detailed cleaning) — $5/track
- Blinds (individual slat cleaning) — $10/set
- Vent and register covers — $5/each
- Interior oven cleaning — $20
- Heavy oven or range hood degreasing — $40
- Heavy shower, tile and grout cleaning — $50/area
- Ceiling and elevated surface detailing — $20/area
- Cabinet tops (detailed cleaning) —$20
- Washer and dryer detailing — $20/each
- Cleaning behind/under refrigerator/stove —$25/each
- Specialty wood polishing/conditioning— custom quote

02 EXTERIOR PROPERTY CARE

- Standard two-car driveway — $100
- Large three-car driveway — $225
- Standard two-car garage floor — $125
- Large three-car garage floor — $175
- Front walkway / sidewalk — $50
- Front porch / entry patio — $50
- Back patio (standard) — $100
- Back patio (large) — $175
- Pool deck (standard) — $175
- Pool deck (large) — $275
- Outdoor furniture washing— $10 per piece
- Exterior window cleaning — Available by separate service quote
- Trash bins — $15/each

Pressure washing is available for suitable exterior surfaces only. Exterior house washing, including stucco, brick, siding and garage doors, is not offered. Specialty materials and heavily stained surfaces require individual assessment.

03 SPECIALTY SERVICES

- Comforters, quilts and blankets- $5/each
- Window curtains- $5/panel
- Shower curtains / washable liners- $5/each
- Removable couch cushion covers- $5/each
- Interior trash can cleaning- $5/bin
- Supply restocking Custom quote
- Supply closet organization- $50/hour

Laundry services require a functioning on-site washer and dryer and machine-washable items. Supply purchases and organizational materials must be paid for by the client in advance. Routine sheet laundering and bed making are not offered.

RECURRING RESIDENTIAL CLEANING

- Small Homes (1–2 Bedrooms) — Starting at $125 per visit
- Medium Homes (3–4 Bedrooms) — Starting at $150 per visit
- Large Homes (5+ Bedrooms) — Starting at $200 per visit
- Larger Homes / Custom Properties — Individually quoted

Available weekly, biweekly, or monthly.

THE PROCESS

— HOW WE WORK—

01

PROPERTY REVIEW

We begin by learning about your property and the services you're looking for. Depending on the project, we may request photos or schedule an on-site walkthrough to evaluate the property's condition and determine the appropriate cleaning level.

02

PERSONALIZED ESTIMATE

Once we've reviewed the property, we'll provide a clear, flat-rate estimate based on the agreed scope of work. Any additional services can be discussed and included before scheduling.

03

PROFESSIONAL SERVICE

We coordinate access and schedule sufficient time to complete the work thoroughly. Our cleaning process follows the agreed scope, with special attention to the condition of the property and the materials being cared for.

04

QUALITY & FOLLOW-THROUGH

We review our work for completeness before considering a project finished. If a client has a concern about something within the agreed scope, we welcome the opportunity to address it.

GOOD TO KNOW-

A few important details before scheduling your service.

PRICING & ESTIMATES

BLACKLINE FINISH provides flat-rate pricing based on the property's size, current condition, and requested services. Should the actual conditions differ significantly from those originally described, any necessary price adjustments will be discussed before additional work begins.

SCHEDULING & PROPERTY ACCESS

We ask that properties be accessible at the scheduled appointment time, with functioning water and electricity. For move-out and post-construction cleaning, the property should be ready for our arrival and free of ongoing work that could interfere with cleaning.

SAFETY & ACCESSIBILITY

For safety reasons, we do not perform work requiring tall extension ladders or unsafe access to elevated surfaces. Heavy furniture and appliances will only be moved when they can be handled safely. Certain materials or delicate finishes may require specialized treatment outside our services.

SERVICE LIMITATIONS

BLACKLINE does not provide carpet or upholstery shampooing, pet-excrement or biohazard cleanup, mold remediation, major trash removal, repairs, or restoration of permanently stained or damaged surfaces. Exterior building washing is not offered.

PROPERTY & PERSONAL BELONGINGS

We treat every property with care and respect. We ask that valuable, fragile, or sentimental belongings be secured before our arrival. Areas requiring unusual handling should be discussed in advance.

COMMUNICATION & QUALITY

We value honest communication and want our clients to feel comfortable reaching out with questions or concerns. If something within the agreed scope needs additional attention, please contact us promptly so we can review it.

OUR COMMITMENT

We understand the trust involved in allowing someone into your home or investment property. We take that responsibility seriously and work to earn lasting relationships through the care we put into every job.

CONTACT DETAILS

Thank you for taking the time to learn more about BLACKLINE FINISH. We understand that choosing someone to care for your home or investment property requires trust, and we appreciate the opportunity to earn yours.

Whether you manage vacation rentals, are preparing a property for new occupants, or need professional detailing for a newly completed home, we would love to learn more about your project and how we can help.

We welcome both one-time projects and ongoing service relationships. Every inquiry is reviewed individually, allowing us to understand your needs and provide an estimate based on the work your property requires.

We look forward to hearing from you and hope to have the opportunity to work together.

READY TO GET STARTED?

Scan to visit our website and request an estimate.

HERE'S HOW TO REACH US

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BLACKLINEFINISH@GMAIL.COM

SOUTHERN UTAH

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