ADK Deep Cleaning

RATE SHEET · PROPERTY MANAGERS & RENTALS

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Carpets and furniture ready for the next tenant.

Carpet, upholstery, mattress and area rug cleaning on site for apartment turnovers, vacation rentals, HOAs and offices around Queensbury, Glens Falls and Lake George. Owner-operated: I do every job myself.

Carpet

First 2 rooms	**$150**
Each additional room	**$40**
Single room	**from $65**

Mattresses

Twin	**from $80**
Full	**from $90**
Queen	**from $100**
King	**from $120**

Area rugs

Cleaned on site	**$1–$1.50 / sq ft**

Upholstery

Dining chair	**$30 each**
Armchair or recliner	**from $80**
Loveseat (2 seat)	**from $100**
Sleeper loveseat	**from $120**
Sofa (3 seat)	**from $120**
Sofa (4 seat)	**from $150**
Sectional, small	**from $170**
Sectional, medium	**from $220**
Sectional, large	**from $275**

How it works

1. Email or text photos, or a list of units and rooms.
2. You get a written per-job quote before any work starts.
3. I schedule around turnovers and check-outs; key or lockbox access is fine.
4. One invoice per job, with before and after photos on request.

Starting prices. The final price depends on size, fabric and condition and is confirmed after a photo, before the job. Pet stains, odors and items not listed: free quote after a photo. Several units or recurring work: send the list for one combined quote.