

Vacation Rental Services - Ann's Professional Cleaning Services LLC

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INSURED & BONDED | BACKGROUND-CHECKED TEAM | SATISFACTION GUARANTEED |
PHOTO-DOCUMENTED WORK | LOCAL & DEPENDABLE

About

I'm Ann, owner of Ann's Professional Cleaning Services LLC. With seven years of professional cleaning and vacation-rental support experience, I help owners keep their properties guest-ready, well-supplied, and dependable without the high cost of a full management company. I handle the details between stays so your guests have a great experience and your reviews stay strong.

How It Works

- Step 1 - Request a quote: tell me about your property and how often you need service
- Step 2 - Free property assessment: I confirm the scope and give you a clear price
- Step 3 - We handle the rest: dependable turnovers, property care, and reporting between stays

Option 1: Turnover Cleanings (Pure Interior Cleaning)

A complete guest-ready cleaning reset between stays. This is pure interior cleaning - the physical reset of the property. Management duties (exterior care, inspections, property care, supply management, and reporting) are part of the Guest-Ready Membership.

Kitchen Cleaning

- Remove perishable food from the refrigerator (throw out or take)
- Verify refrigerator and freezer are functioning properly and wipe down
- Clean refrigerator shelves and drawers; clean stovetop and oven exterior
- Clean microwave and toaster oven inside and outside
- Empty and clean the coffee pot and return it to the machine
- Clean sink, faucet, and countertops; clean cabinet fronts and handles
- Clean appliance exteriors and wipe the trash can
- Spot-check drawers and cabinets for crumbs
- Empty the dishwasher and put away dishes - ensure it is guest-ready

Kitchen Set-Up

- Replace paper towel roll if less than half full; place unfinished roll under the sink
- Place one clean kitchen towel on the stove handle
- Refill dish soap and hand soap if needed

Dining Area

- Wipe dining table and chairs

Living Room

- Vacuum couches and pillows as needed (leather conditioned)

- Arrange couch pillows neatly and refold chair blankets
- Clean coffee table, side tables, and TV; dust ceiling fan and light fixtures
- Remove cobwebs and dead insects

Bathroom Cleaning & Set-Up

- Clean shower walls, floor, glass, and hardware
- Clean mirror and vanity with sinks; clean toilet (seat, bowl, tank, and base)
- Sweep and mop floor
- Place clean hand towels in a loop; refill hand soap, shampoo, conditioner, and body wash
- Ensure at least 2 spare toilet paper rolls under the sink; hang 2 body towels and washcloths
- Place rolled black makeup washcloths under the close-up mirror; place extras in the drawer

Bedrooms

- Check under the bed and behind the headboard for trash; vacuum under the bed
- Make beds; dust ceiling fan, side tables, and fan

Final Cleaning

- Vacuum and mop floors
- Ensure all laundry is completed and put away
- Take out all trash and replace liners in all trash cans
- Fill plant reservoirs (do not water from the top)
- Open bedroom curtains so plants get light
- Turn off all lights; lock back sliding door and garage door
- Roll trash bins to the curb for pickup (or return them) as scheduled

Turnover Pricing

Studio/1-Bedroom from \$175 | 2-Bedroom from \$200 | 3-Bedroom from \$225 | 4-Bedroom from \$300 | 5+ Bedrooms/Large Cabin from \$375

Standard pricing applies to properties left in ordinary guest condition. Excessive cleaning, heavy laundry, damage, biohazards, or party cleanup will be quoted and billed separately with photos when appropriate.

Option 2: Guest-Ready Membership (Management Side)

This is the full-service option for owners who want dependable, hands-on management of the property between stays. You get everything in Turnover Cleanings, plus the management duties below.

Arrival Walkthrough & Reporting

- Walk through the entire property and report immediately (with photos): damage, missing items, excessive mess, stains, bugs/insects/ants, and maintenance concerns
- Check closets, drawers, nightstands, under beds, and bathrooms for guest belongings
- Photograph all guest left-behind belongings and send photos to the owner
- Place left-behind belongings in the designated storage area
- Mail or arrange return of left-behind belongings to the owner, as directed
- Report missing or broken kitchen items
- Check for leaks, loose fixtures, or damage and report if found

- Check back yard faucets and close/lock the hot tub cover (as applicable)

Priority & Convenience

- Priority scheduling for all turnovers
- Dedicated, dependable point of contact for your property

Supply & Inventory Management

- Supply and inventory monitoring and restocking coordination
- Supplies and chemicals billed at cost plus a transparent handling fee (15%-25%)

Included Property Care (no separate quotes)

- Window cleaning - interior and exterior glass, sills, tracks, and screens wiped and cleared
- BBQ / grill cleaning - grates and exterior cleaned, propane/tank connection checked, condition noted
- Pet waste removal - dog feces picked up and disposed of from the yard and walkways
- Firewood carrying & restocking - wood carried, stacked, and the indoor rack or bin restocked as needed

Exterior Cleaning (Property Care)

- Wipe front and back outdoor tables; clean sliding glass doors
- Sweep front and back patios if needed
- Return outdoor furniture to proper locations

Visual Property Inspection & Report (photo-documented at every visit)

- Interior: test and replace light bulbs; check HVAC and range filters and vents; test smoke/CO detectors; check for leaks and water damage; confirm appliances work; note loose fixtures, scuffs, or damage; check door and window locks and screens; remove cobwebs; check remote and device batteries
- Exterior: clean and check BBQ/grill and propane connection; carry and stack firewood; pick up pet waste; take out trash and recycling; wipe down and arrange patio furniture; clear entryways and walkways; note landscaping or sprinkler issues; check exterior lights
- Hot tub/pool: test water and note clarity and chemical balance; check cover, filter, and equipment; report anything needing professional attention
- You receive a clear, photo-documented report after each visit and proactive alerts so small issues don't become costly problems

Management Task List (completed and photo-documented at every visit)

- Climate & Energy: heater, AC, fans, and lights off; thermostat set to shutdown; TV and electronics off; check batteries
- Safety & Security: windows closed and locked; check seals for bugs; doors and sliding doors locked; alarm armed (if applicable); smoke/CO detectors tested
- Appliances: stove, oven, dishwasher, microwave, washer, and dryer off; lint removed from dryer
- Water & Leaks: faucets off; no visible leaks under sinks, toilets, or plumbing
- Waste: trash and recycling taken out; garbage lids secured
- Interior Presentation: blinds set; curtains arranged; furniture straightened; light bulbs checked and replaced
- Exterior: patio furniture cleaned and covered; cushions stored or secured; loose outdoor items secured; outside walk-through for trash; entryway cleared
- Final Walkthrough: room-by-room check completed; checklist finished and photos delivered

Membership Pricing

Essential Membership \$250/month | Premier Membership (adds restocking coordination + monthly inventory review)
\$300-\$400/month

Option 3: Move-Out Deep Cleaning

A complete, top-to-bottom deep clean that goes far beyond a standard turnover. Window cleaning is a separate add-on and is not included in the standard move-out deep-cleaning rate.

Move-Out Deep Cleaning Pricing

Move-Out Deep Clean: quote by property size and scope (starts at 1.5-2x standard turnover rate). Window Cleaning Add-On: \$25 per window (must be approved before service).

Whole-Home Detail

- Remove all trash, debris, and left-behind items as directed
- Remove cobwebs from ceilings, corners, vents, light fixtures, and exterior entry areas
- Dust and wipe ceiling fans, accessible light fixtures, and vents
- Clean visible wall marks, fingerprints, and surface buildup where safely removable
- Clean doors, door frames, handles, locks, light switches, and outlet covers
- Wipe baseboards, trim, molding, window ledges, and accessible sills
- Clean inside closets, shelves, rods, drawers, and closet doors
- Vacuum edges, corners, closets, and under accessible furniture
- Mop and detail all hard-surface floors
- Remove accessible dust, hair, loose debris, and floor scuffs where possible
- Sanitize high-touch surfaces
- Final odor check and deodorizing as needed

Kitchen

- Remove all trash, food, and loose debris from cabinets, drawers, refrigerator, and pantry
- Clean and sanitize countertops, backsplash, and wall areas around cooking surfaces
- Scrub and sanitize sink, faucet, drain area, and garbage-disposal splash guard
- Clean inside and outside of cabinets and drawers; remove crumbs, residue, grease, and debris
- Clean cabinet fronts, handles, pulls, and hinges
- Clean refrigerator interior and exterior, including shelves, drawers, door bins, seals, top, sides, and underneath
- Clean oven interior and exterior, including racks, door, glass, knobs, stovetop, and storage drawer
- Degrease stovetop, burners, grates, drip pans, knobs, and surrounding surfaces
- Clean microwave interior and exterior, including turntable and door seal
- Clean dishwasher interior and exterior, including accessible filter area
- Wipe range hood, fan cover, and accessible grease buildup
- Clean pantry shelves and interior storage areas
- Detail baseboards, vents, corners, and flooring
- Confirm appliances are empty and turned off unless otherwise instructed

Bathrooms

- Remove all trash and personal items left behind

- Clean and sanitize toilet, seat, lid, base, exterior surfaces, and surrounding floor
- Scrub shower walls, tub, shower floor, doors, tracks, fixtures, and drain area
- Remove soap scum, hard-water buildup, hair, and residue where possible
- Clean and polish mirrors, vanity lights, faucets, and fixtures
- Clean and sanitize sinks, counters, backsplash, and cabinet surfaces
- Clean inside and outside vanity cabinets and drawers
- Wipe towel bars, toilet-paper holders, vents, switches, and door handles
- Clean baseboards, corners, visible wall marks, and flooring
- Empty and sanitize bathroom trash cans
- Document visible leaks, standing water, mold concerns, or maintenance issues

Bedrooms, Living Areas & Hallways

- Remove trash and remaining loose debris
- Dust and wipe accessible shelves, ledges, surfaces, and furniture left in the property
- Clean mirrors and glass doors
- Wipe closet shelves, rods, drawers, doors, and closet floors
- Wipe doors, handles, switches, outlets, and door frames
- Detail baseboards, vents, corners, and window ledges
- Vacuum carpet thoroughly, including edges, corners, and closet areas
- Mop hard flooring and remove debris from corners
- Spot clean visible wall marks where safely removable
- Check under beds, furniture, behind doors, and closets for belongings or trash

Laundry Area

- Remove lint from dryer lint trap
- Wipe washer and dryer exterior, controls, doors, and tops
- Clean inside washer drum and detergent tray as needed
- Clean accessible dryer drum and door area
- Wipe utility sink, faucet, counters, shelves, and cabinets
- Remove laundry debris, lint, and trash from floors and corners
- Document visible leaks or appliance concerns

Entry, Garage & Exterior

- Sweep or blow entryway, porch, patio, garage, and accessible walkways
- Remove cobwebs from entry areas, porch lights, exterior doors, and accessible corners
- Wipe front door, handles, exterior light fixtures, and mailbox area if included
- Remove visible leaves, trash, and loose debris from entry areas
- Check garage for trash, loose debris, and left-behind belongings
- Ensure exterior doors, sliding doors, and windows are closed and locked if requested

Final Move-Out Inspection

- All trash and recycling removed; all rooms checked for items left behind
- Cabinets, drawers, closets, appliances, and storage spaces inspected
- Floors vacuumed or mopped throughout; high-touch areas sanitized
- Approved window-cleaning add-on completed and documented
- Lights turned off; thermostat set as directed; faucets off; no visible leaks noted
- Appliances turned off and checked; windows closed and locked; doors locked
- Keys, remotes, garage openers, and access items accounted for
- Before-and-after photos completed if required
- Maintenance issues documented and reported to the client or property manager

Window Cleaning Add-On - \$25 Per Window

Not included in the standard move-out deep-cleaning rate. Must be approved separately before service.

- Count and document windows approved for detailed cleaning: _____ windows
- Clean interior window glass; clean exterior window glass where safely accessible and approved
- Detail window tracks, sills, ledges, and frames
- Remove loose debris, insects, dust, and buildup from tracks
- Remove screens when necessary and safely accessible; clean screens and reinstall properly
- Note damaged, torn, bent, stuck, or difficult-to-remove screens
- Note hard-water stains, paint, adhesive, oxidation, or permanent glass damage
- Take before-and-after photos when required

Window Cleaning Charge: _____ windows x \$25 = \$_____

Specialty Services

Deep Window Clean (heavy buildup, hard water, or large multi-story windows): quoted separately | Hot-Tub Service During Cleaning Visit: \$35-\$60/visit + chemical cost | Restocking Coordination (if not on a membership): supply cost + 15%-25%, or \$35-\$75/visit | Seasonal Opening/Closing Clean: quote by property

Snow Shoveling & Winter Walkway Service (Add-On)

Seasonal snow shoveling for driveways, walkways, steps, and entry areas. Because snow is weather-dependent, this is offered as an add-on rather than included in the monthly membership - so you only pay when it snows. Available as a per-visit service or a winter-season plan.

Per-Visit Shoveling: quote by property | Winter Season Plan: quote by property | Members get priority scheduling

Testimonials

"Ann keeps our cabin guest-ready every single time. The photo reports give me total peace of mind between bookings."
- Michelle, Sonora

"Reliable, detail-oriented, and truly dependable. Best decision we made for our vacation rental." - David, Rocklin

"She handles the little things that matter - restocking, inspections, even the hot tub. Our reviews have never been better." - Sarah, Bear Valley

Our Satisfaction Guarantee

If you are not happy with a turnover or deep clean, tell us within 24 hours and we will come back and make it right at no additional charge. Your property should always be guest-ready - and if it is not, we fix it.

Service Area

Proudly serving vacation rentals and homes in and around Rocklin, Sonora, Bear Valley, and the surrounding areas. Contact me to confirm coverage for your property.

How Pricing Works

- Turnover Cleanings - you pay only for the interior cleaning labor, supplies, and time for each turnover
- Guest-Ready Membership - you pay a monthly fee for dependable management, property care (including exterior care), and reporting between stays
- Move-Out Deep Clean - quoted by property size and scope; window cleaning is a separate \$25-per-window add-on
- Snow shoveling - seasonal add-on, billed per visit or by winter-season plan
- Supplies and chemicals are always billed transparently and separately
- You keep control of reservations, bookings, and rental income - I invoice you directly

Payment & Policies

- Payment - invoiced directly to you after each service; membership billed monthly
- Supplies and chemicals - billed at cost plus a transparent handling fee (15%-25%)
- Cancellation - please provide at least 24 hours notice for scheduled cleanings to avoid a cancellation fee
- Rescheduling - I am happy to adjust your schedule with advance notice

Sample Monthly Total

For a typical 3-bedroom property with 4 turnovers per month: 4 turnovers x \$225 = \$900, plus Premier Membership \$350 = \$1,150 monthly total.

FAQ

- What is the difference between Turnover Cleanings and Membership? Turnover Cleanings is pure interior cleaning - you pay per clean. Membership adds the management side: priority scheduling, supply and inventory management, exterior care, window, BBQ, and pet-waste care, a photo-documented visual inspection report, and the management task list between stays.
- Do you handle guest bookings or collect rent? No. You keep control of your reservations, bookings, and rental income. I invoice you directly for cleaning and support only.
- How do you price a turnover? By property size and scope. Standard pricing covers a property left in ordinary guest condition; excessive cleaning, heavy laundry, damage, or party cleanup is quoted and billed separately.
- Is window cleaning included? Standard window care is included in Membership. For Turnover Cleanings and Move-Out Deep Cleans, detailed window cleaning is a separate add-on at \$25 per window and must be approved before service.
- Are supplies and chemicals included? Supplies and chemicals are billed separately at cost plus a transparent handling fee (15%-25%).
- Do you do hot-tub and pool care? Yes - basic treatment and checks during scheduled cleaning visits. Anything needing professional attention is reported to you.
- Is snow shoveling included in membership? No - it is a seasonal add-on because it is weather-dependent. You only pay when it snows, available per visit or by winter-season plan.
- How do I get started? Contact me for a free property assessment and a custom quote. I will confirm the scope and give you a clear price before any work begins.

Get a Quote

Request a free property assessment and custom quote. Please include your property name, location, number of bedrooms, and how often you need service.

Name: _____ Property: _____

Location: _____ Bedrooms: _____

Service needed: Turnover Cleaning ____ Membership ____ Move-Out Deep Clean ____ Snow Shoveling ____

How often: One-time ____ Weekly ____ Bi-weekly ____ Monthly ____ Winter Season ____

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