

2026 Solo Operator Pricing Rate Card & Multiplier Matrix

2026 RESIDENTIAL INTERIOR PRODUCTION FORMULA

VERIFIED IN QUOTENEST ENGINE V1.12.1

Final Quote = Round((\$45 Base + (\$0.08 × SqFt) + (\$12 × Rooms) + (\$20 × Baths)) × Depth Multiplier)

Calibrated for solo operators targeting \$55–\$85/hr net production after supplies, fuel, and insurance.

1. VERIFIED 2026 BASE UNIT RATES & BENCHMARKS

US SOLO OPERATOR STANDARD

SERVICE / BENCHMARK LINE ITEM	PRICING METRIC	2026 VERIFIED RATE	FIELD SCOPE NOTE
Base Mobilization & Caddy Setup	Flat Trip Floor	\$45.00	Applied to every residential dispatch
Heated Living Area Coverage	Per Square Foot	+\$0.08 / sq ft	Accounts for vacuum/mop floor area
Bedroom / Office / Living Room	Per Room	+\$12.00 / room	Horizontal dusting, sills & baseboards
Full or Half Bathroom Wet-Work	Per Bathroom	+\$20.00 / bath	Sanitization, vanity, glass & porcelain
2 Bed / 2 Bath (1,200 sq ft) Benchmark	Standard vs Deep	\$205 / \$287	2.5 hrs (1.0x) vs 4.5 hrs (1.4x)
3 Bed / 2.5 Bath (2,000 sq ft) Benchmark	Standard vs Move-Out	\$291 / \$466	3.5 hrs (1.0x) vs 7.0 hrs (1.6x)

2. CONDITION & JOB DEPTH MULTIPLIERS

APPLIED TO BASE PRODUCTION SUBTOTAL

Standard Recurring Maintenance Bi-weekly or monthly upkeep on an established clean baseline	1.00x	Handyman / Post-Repair Detail Localized dust & fixture cleanup after minor trade work	1.20x
Commercial / Small Office Suite Restrooms, breakroom, desks & high-traffic commercial floors	1.25x	Airbnb / Short-Term Rental Turnover Same-day linen strip, kitchen reset, restock & photo verification	1.35x
Initial Deep / Spring Restoration Hand-washed baseboards, shower scale removal & cabinet degreasing	1.40x	Vacant Move-In / Move-Out Reset Inside all cabinets/drawers, appliance interiors & deposit-grade detail	1.60x

3. HIGH-MARGIN LINE-ITEM ADD-ON MENU

FLAT FEE PER LINE ITEM

Inside Oven Heavy Degrease	+\$45	Inside Refrigerator & Freezer Sanitize	+\$40	Interior Window Glass & Tracks (Up to 15)	+\$65
Heavy Pet Hair / Bio-Soil Remediation	+\$50	Uncollected Trash / Debris Haul-Away	+\$100+	Inside Kitchen & Bath Cabinetry (Empty)	+\$55

4. VERBATIM PROPOSAL DISCLAIMER (PREVENTS DRIVEWAY SCOPE CREEP)

"SCOPE PROTECTION CLAUSE: Estimate assumes standard residential occupancy conditions with floors and countertops clear of personal clutter. Heavy grease, mineral scale, bio-hazards, or uncollected debris require a Deep (1.4x) or Move-Out (1.6x) adjustment prior to work."