Hiring an estate cleanout company? Ask these questions first.

No company in this guide publishes a fixed price for an estate cleanout on its own website. The only published prices in the cost guide are junk-removal volume ranges, and they are labeled as such - they are not cleanout prices. So a real price comes only after a visit and a written quote. Do not just compare prices. Send these questions with every quote request, and judge each company by how it answers. A good company welcomes every one of them.

First, check the license

Florida licenses contractors at the state level through the Department of Business and Professional Regulation (DBPR). None of the 23 companies in this guide publishes a license number on its own website. Ask for the company's license number and confirm it with the DBPR. If a company can't give you a number, or won't answer when you ask for one, that's a red flag. Also confirm what happens to valuables and sale proceeds, and get the scope in writing before you sign.

The six questions

1. **What is your license number, and can I verify it with the Florida DBPR?**
   A good company gives the number without hesitation - and it matches the DBPR record.
2. **What exactly is included: which rooms, sorting, packing, donation runs, estate sales and final cleaning?**
   A cleanout is not one service. Get the exact scope in writing before comparing prices.
3. **What happens to valuables: what is sold, what is donated, what is discarded, and who receives any sale proceeds?**
   Decide this before work starts, and get it in writing.
4. **What do you not take, and where do donations and discards go?**
   Some companies do not take hazardous waste or yard and construction debris. Confirm where everything goes.
5. **Who does the work - your own crew or subcontractors - what is the timeline, and what condition is the house left in?**
   Ask who will be in your home, when it ends, and whether the house is left swept and clean or just emptied.
6. **Is the price a firm written quote for this exact scope, and what would change it?**
   No company in this guide publishes a fixed cleanout price. A real price comes only after a visit and a written quote.