

12 Questions to Ask Before Hiring a Rodent Company

Quotes for the same job routinely differ by thousands of dollars. These twelve questions explain why, including the four most companies hope you will skip.

Why quotes vary so much

If you have collected two or three quotes for the same rodent problem, you have probably noticed they are not close. Figures for broadly similar work range from a few hundred dollars into five figures, and the most common question homeowners ask each other in public discussion forums is some version of: am I being taken advantage of here?

In our experience the answer is usually no, and the reason for the spread is more mundane. Different companies are quoting genuinely different work and describing it with the same three words. One quote covers two weeks of trapping. Another covers trapping plus sealing every opening on the roofline. A third adds attic cleanup and insulation replacement. All three say rodent removal on the paperwork.

That is why the fix is not finding the honest company by instinct. It is asking questions specific enough that two quotes become comparable. These are those questions.

The one thing worth knowing before you start

Trapping removes the animals in your house today. Sealing the entry points is what stops new ones arriving. A quote that covers trapping and says nothing about sealing is describing a service that manages the symptom, and it is the single most common reason people pay for rodent work twice.

What the ranges actually look like in Orlando

Published cost data puts the Orlando average for rat extermination at around \$788, with most homeowners spending between \$417 and \$1,180. That figure covers trapping alone. The other scopes are priced separately, which is exactly why bundled quotes are so hard to compare.

Scope	Typical Orlando range
Inspection (standalone)	\$0 to \$175
Trapping and removal	\$250 to \$1,200
Full-home exclusion sealing	\$500 to \$2,500
Attic cleanup and decontamination	\$600 to \$2,500
Insulation removal and replacement	\$2.50 to \$5.50 per sq ft
Dead rodent removal	\$150 to \$500
Full restoration, long infestation	\$3,000 to \$10,000+

Ranges are for the greater Orlando metro and are deliberately broad. They exist so you can sanity-check a quote, and an inspection is what produces a real figure for your property.

Questions about scope

1. Can you break this into separate line items?

Trapping, sealing, cleanup and insulation are four different jobs. Ask for each priced on its own.

A good answer: an itemized quote you can read line by line, which also lets you stage the work if the whole thing is more than you want to spend now.

A poor answer: one number and an assurance that it covers everything. You cannot compare that against anything.

2. Which entry points did you find, and what will you do to each one?

This is the most useful question in the whole list. A company that has genuinely inspected your house can name the openings.

A good answer: a written list. Two soffit returns on the north elevation, a damaged roof vent, an unsealed plumbing penetration, and the material planned for each.

A poor answer: general talk about sealing the house, with no specifics. It usually means nobody got on the roof.

3. Is the sealing work included, or is this trapping only?

Ask directly, because the answer changes the price by an order of magnitude and it is the difference between a fix and a temporary result.

A good answer: a clear yes or no, with the sealing scope defined if it is included.

A poor answer: anything vague about how sealing may be needed later.

4. What materials will you seal with?

Rodents chew through expanding foam, plastic mesh and insect screening without difficulty. They do not chew through correctly installed steel.

A good answer: steel hardware cloth, galvanized mesh, sheet metal flashing, packed into the opening and then sealed.

A poor answer: expanding foam or caulk alone, or screening laid over a gap without filling it.

Questions about method

5. Will you use poison inside my house?

For attic and wall work, poison creates two problems worse than the one it solves. The animal dies inside the structure and the odor lasts for weeks, and poisoned rodents are eaten by owls, hawks, cats and dogs.

A good answer: trapping combined with sealing for anything inside a building, with an explanation of why.

A poor answer: a bait-led plan, particularly if it comes with the claim that poison makes rodents thirsty so they leave the building to die. That is a myth and it is worth knowing that people in the trade call it out as one.

6. In what order will you seal and trap?

Sealing everything while animals are still inside traps them in the structure, where they die somewhere you cannot reach.

A good answer: close every opening except the active runs, trap the animals still inside, then close the last openings once activity stops.

A poor answer: seal it all up on day one.

7. Did you inspect the roofline, or only the perimeter?

Roof rats are the most abundant rodent pest in Florida and they climb. Six of the seven common entry points on a Central Florida home sit at or above the roofline.

A good answer: a physical inspection of the roof, soffit, vents and attic interior.

A poor answer: exterior bait stations around the foundation as the main proposal. That approach can run for months without touching a population living in your attic.

8. How long will this take, realistically?

Trapping usually runs one to three weeks. Some jobs run longer, and homeowners regularly report multi-month timelines nobody warned them about.

A good answer: a realistic window with an explanation of what would extend it.

A poor answer: a promise to resolve it in one visit, offered before anyone has looked at your roofline.

Questions about what happens afterwards

9. Does this include cleanup, and do I actually need it?

Light droppings in one area usually need removal and sanitizing. Months of activity with soiled, compressed insulation is a genuine decontamination job.

A good answer: a straight assessment of your contamination level, including telling you when the smaller job is sufficient.

A poor answer: full attic insulation replacement quoted as standard without reference to what the inspection found.

10. How many follow-up visits are included, and what happens if they come back?

Trapping needs monitoring and resetting. Ask how many visits are in the price and what the position is if activity resumes.

A good answer: a stated number of visits and a clear position on recurrence.

A poor answer: visits billed individually after the first, discovered later.

11. Is there a monthly plan attached to this, and what does it cover?

Recurring monthly fees bundled into a headline removal price are one of the most common complaints homeowners raise about this trade. One documented case involved bait monitoring at \$130 a month plus a further charge every other month.

A good answer: monitoring priced separately from remediation, month to month, with a written record of findings after each visit.

A poor answer: a long lock-in contract, or a monthly charge whose contents nobody can describe.

12. Who is doing the work, and are they licensed and insured?

Pest control in Florida is regulated. Verify the license yourself rather than relying on a claim on a website.

A good answer: a named business, a license you can check with the Florida Department of Agriculture and Consumer Services, and proof of insurance.

A poor answer: reluctance to give details, or an offer to handle electrical repairs to chewed wiring. That work belongs to a licensed electrician.

The four most companies hope you skip

Questions 2, 4, 6 and 11. The entry point list, the sealing material, the order of work, and the monthly plan. Each one is where a quote either becomes verifiable or stays vague, and each one is uncomfortable to answer badly in front of a customer who is writing it down.

Two more if you are in Central Florida

Does the quote cover the tile roof edge? The void under a barrel tile at the eave is an open route into the roof structure on a great many homes here. Closing it without cracking tile or trapping moisture is skilled work, and it is a common corner to cut.

What will you do about anything touching the roof? Oak limbs and palm fronds resting on a fascia deliver animals onto your roof without them touching the ground. A company that never mentions this is treating half the problem. The tree work itself belongs to an arborist.

And one that only matters for squirrels

Will you check for young before sealing the entry point? Squirrels raise young in attics for part of the year. Sealing an opening with dependent young inside leaves them to die in the structure, which produces an odor problem, an insect problem, and a bill for opening a ceiling. It is a short question and the answer tells you a great deal.

A short checklist to take to the next quote

- Is the quote itemized into trapping, sealing, cleanup and insulation?
- Is there a written list of the entry points found?
- Is sealing included, and in what material?
- Will trapping happen before the final openings are closed?
- Was the roofline physically inspected?
- How many follow-up visits are included?
- Is a monthly plan attached, and can you cancel it?
- Can you verify the license and insurance independently?

If you would rather just ask us

We will answer all twelve about our own work without you having to ask. The inspection is free when you book from it, and it produces the written entry point list that makes every other quote you hold comparable.

407-530-3375

Answered 24 hours a day · rodentremovalorlando.com

Cost figures are drawn from published 2026 industry cost data for the Orlando metro and are indicative rather than quotations. Rodent Removal Orlando is a referral service and connects homeowners with independent, licensed Central Florida providers who perform the work under their own licenses and insurance.