

PROPERTY CONDITIONS, SCOPE OF PRACTICE & JOB ASSESSMENT

FIELD RESOURCE

Visual examples of complex cleanout conditions, the services our team may perform, and the Executive Scope of Practice & Job Assessment Report available before work begins.

Seeing the Property Helps Define the Project

A major cleanout is rarely defined by a single photograph or a simple item count. The same residence can contain ordinary clutter in one room, dense accumulation in another, damaged materials beneath contents, restricted pathways, heavy furniture, sanitation concerns, exterior debris and areas that cannot be safely evaluated until access is restored. Our assessment process is designed to convert those conditions into a clear, understandable scope of work.



ILLUSTRATIVE EXAMPLE - severe accumulation can conceal flooring, restrict access, increase labor and disposal volume, and make it difficult to identify retained property or underlying conditions. This image is illustrative and is not presented as an actual Kansas APS case.

ACCESS	VOLUME	PRESERVATION	CONDITION
Are entrances, exits and essential pathways usable?	How much material must be sorted, handled, loaded and disposed?	What belongings, documents, equipment or keepsakes must remain?	What becomes visible only after accumulated contents are removed?

What Our Scope of Practice Can Include

Remove Junk Topeka provides physical cleanout, removal, hauling and related property-support services. The exact scope is established for each project. We do not treat every difficult property as a full demolition or remediation project; instead, we define the work that can be safely and appropriately performed by our team and identify conditions that require another qualified provider.

Contents & Debris Removal	Household contents, accumulated trash, bagged or loose debris, boxes, clothing and other authorized materials.
Furniture & Appliance Removal	Couches, mattresses, tables, shelving, appliances and other large or heavy household items.
Hoarding / High-Volume Cleanouts	Labor-intensive removal where density, sorting, access and disposal volume require a planned crew approach.
Sorting & Retained-Item Protection	Separating clearly identified retained belongings, documents, keepsakes, equipment or donation items from disposal material.
Carpet / Flooring Removal	Removal of approved damaged carpet or flooring when included in the scope and when site conditions permit.
Limited Non-Structural Tear-Out	Selected non-structural materials such as limited drywall or damaged finish materials when specifically authorized and within our capabilities.
Exterior / Porch / Outbuilding Cleanup	Authorized debris and contents removal from yards, porches, garages, sheds or similar areas.
Loading, Hauling & Disposal Coordination	Crew labor, loading, transportation and routing of waste, donation or recycling streams as applicable.
Before / Progress / After Documentation	Project photographs and written documentation when requested, appropriate and authorized.
Project Completion Reporting	A record of the approved work completed, known changes, unresolved conditions and billing documentation.

PROFESSIONAL BOUNDARY: If conditions suggest structural instability, regulated building materials, hazardous chemicals, uncontrolled biological hazards, utility hazards, specialized environmental remediation, or another condition outside our training or authorized scope, the affected work should be paused or excluded and referred for appropriate evaluation.

Executive Scope of Practice & Job Assessment Report

For larger, complex or multi-day projects, Remove Junk Topeka can prepare a written Executive Scope of Practice & Job Assessment Report before work begins. The purpose is to give the referring professional and authorized decision-maker a single document that explains what we observed, what outcome is being requested, what work is proposed, what is excluded, what conditions may affect the project and how the project is expected to proceed.

1. Property Overview	General property type, areas reviewed, occupancy/access status and the reason cleanup assistance is being considered.
2. Observed Conditions	Room-by-room or area-by-area description of accumulation, debris, access limitations, large items, damaged materials and other relevant observations.
3. Photographic Documentation	Representative property-condition photographs when appropriate, permitted and authorized.
4. Desired Outcome	The practical end state requested - for example, safe pathways, functional essential rooms, partial reduction, full cleanout or preparation for repair.
5. Proposed Scope of Work	The specific cleanup, removal, hauling, sorting or limited material-removal tasks proposed for our crew.
6. Exclusions / Specialist Needs	Conditions or services not included in our scope, including work that may require a qualified specialist or separate contractor.
7. Safety & PPE Considerations	Known site conditions that affect crew planning, access, PPE or sequencing of work.
8. Disposal / Logistics Plan	Anticipated hauling, container, disposal, donation, recycling, parking and access considerations.
9. Estimated Project Requirements	Expected crew needs, working days, major equipment or container needs and the assumptions supporting the estimate.
10. Cost / Authorization Framework	Quoted or estimated project cost, optional items, assumptions and the procedure for additional work or scope changes.
11. Documentation Plan	Before, progress and after photographs; completion documentation; invoices; and other agreed project records.
12. Final Recommendation	A concise summary of the proposed next step and any conditions that should be addressed before work starts.

From Overwhelming Conditions to a Defined Next Step



ILLUSTRATIVE EXAMPLE - after authorized contents and damaged finish materials are removed, previously concealed conditions may become visible and the property can be prepared for its next stage. This image is illustrative and does not represent a specific APS property.

A Cleanout May Be One Stage of a Larger Solution

The purpose of our work is not to make every property look newly renovated. In many APS-related or major cleanout situations, the correct result is to remove the accumulation, restore access, expose conditions that need repair, protect designated belongings and leave the property in a more manageable state for the next professional, contractor, family member or authorized decision-maker.

ASSESS Document visible conditions and understand the requested outcome.	DEFINE Separate authorized cleanup work from exclusions and specialist needs.	REPORT Prepare the written scope, estimate and project assumptions.
AUTHORIZE Confirm who can approve the work and any later changes.	PERFORM Complete the approved cleanout with appropriate safety controls.	DOCUMENT Record completion and communicate remaining conditions or next steps.

NEED A PROPERTY ASSESSED?

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