

Brookstone Vendor Network

Getting Started: Estate Property Services

A Simple Starting Point for Personal Representatives

Settling an estate can feel overwhelming, especially when the home itself needs attention. There may be years of personal belongings to sort through, an overgrown yard, carpets that need cleaning, or simply a home that has not been maintained the way it normally would. For many Personal Representatives, knowing where to begin can be just as difficult as knowing what needs to be done. You do not need to have the home cleaned up, repaired, or market-ready before reaching out to a real estate professional.

The purpose of the Brookstone Vendor Network™ is to give Personal Representatives a starting point when they need help getting the property under control. We have compiled a selection of local companies that may be helpful with some of the most common needs that arise during the early stages of settling an estate.

Start With What the Property Needs

Every estate is different. Some homes may require only a lawn service and a little cleaning. Others may need a complete clean-out before the family can even begin thinking about selling. There is no one-size-fits-all checklist, and not every property needs every service.

The vendors in this guide are organized around the practical needs that may arise while preparing an estate property.

A Resource, Not a Requirement

The companies included in this guide are provided as resources to help you get started. You are never required to use any of these vendors, and you should choose the professionals that best fit your property's needs and your family's circumstances.

Estate Property Services:

Estate Clean-Out & Removal Services

When personal belongings, furniture, or unwanted items need to be removed from the property.

Exterior Maintenance & Lawn Care

When a vacant property needs mowing, seasonal cleanup, snow removal, or basic exterior maintenance.

Estate Cleaning

When the home needs a deep cleaning after belongings have been removed or before the property is ready for the next step.

Carpet, Tile & Floor Cleaning

When flooring, carpets, tile, or other surfaces need to be refreshed without immediately replacing them.

Property Security & Locksmith

When locks need to be changed or rekeyed, keys need to be addressed, or a vacant property needs to be secured.

Estate Sale Company

When the family has personal property that may have value and could benefit from professional organization and liquidation.

Most importantly, don't let the condition of the home keep you from asking questions or getting started.

At **Brookstone Realtors Probate Division**, our role extends beyond selling real estate.

We believe education is one of the most valuable resources we can provide. Our goal is to help Personal Representatives understand the process, protect estate assets, and move forward with confidence.

Provide Clarity.

Protect Estate Assets.

Guide Families Forward.

 Brookstone Probate Library™

Helping Personal Representatives understand the process, protect estate assets, and make informed real estate decisions.

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Carpet, Tile & Floor Cleaning | Centurion Services

Centurion Services, Inc.

Family-owned and operated carpet-cleaning company based in Mount Clemens, Michigan. The company provides residential and commercial carpet cleaning and has been serving the area for more than 10 years. For Personal Representatives preparing an estate property, their services can be useful after the home has been emptied and cleaned, particularly when carpeting has accumulated years of dirt, stains, odors, or heavy traffic.

Their services focus on helping restore the appearance of existing carpeting rather than immediately replacing it. Customer information and business listings specifically reference carpet cleaning, high-traffic areas, stairs, upholstery, area rugs, and stain and odor treatment. This makes them a practical option for an estate home where the flooring may look tired but could still have useful life remaining.

For a Personal Representative, professional carpet cleaning can be a relatively simple step toward making the property feel cleaner and more presentable without committing the estate to a larger flooring expense. Once the home has been cleared of belongings, cleaning the existing carpet can also make it easier to see the home's overall condition before deciding whether any additional preparation is actually necessary.

Services Offered

- ✓ Carpet Cleaning
- ✓ Stain & Spot Treatment
- ✓ Pet Stain & Odor Treatment
- ✓ Tile & Grout Cleaning
- ✓ Area Rug Cleaning
- ✓ Upholstery Cleaning
- ✓ Leather Cleaning
- ✓ Fabric & Carpet Protection

Personal Representatives who need an established company capable of handling multiple flooring and interior-surface cleaning needs. Centurion can be particularly useful for an estate home where carpet, tile, rugs, and upholstered furnishings all need attention after the property has been cleared.

Brookstone Insight

Clean before you replace. When an estate home has older or heavily used flooring, it can be tempting to assume replacement is necessary. Professional cleaning can sometimes make a substantial difference in the appearance of carpet and hard-surface flooring, allowing the Personal Representative to evaluate the property before committing estate funds to replacement.

The professionals and businesses included in the Brookstone Vendor Network™ are provided as a courtesy and educational resource for Personal Representatives. While Brookstone Realtors has selected these companies based on reputation, experience, and/or prior interactions, inclusion in this guide does not constitute an endorsement, guarantee, or warranty of their services. Personal Representatives are encouraged to conduct their own due diligence and select the service providers that best meet their individual needs.

Office Location

1989 Tobsal Court
Warren, MI 48091

Service Area

Macomb County • Oakland
County • Wayne County

Phone

(586) 204-6387

Website

centurionservices.com

Carpet, Tile & Floor Cleaning | Duo Care

Duo Care

Locally established carpet and floor cleaning company that has served Macomb and Oakland Counties for more than 40 years. Their services can be particularly useful for Personal Representatives who are working to refresh an estate home after belongings have been removed and the property has been cleaned.

Duo Care provides professional carpet cleaning designed to address dirt, stains, high-traffic areas, and odors. Their carpet-cleaning process includes pre-treatment and professional extraction, and they also offer cleaning for area rugs and upholstery.

For an estate property, professional carpet cleaning can help improve the overall appearance and freshness of the home without immediately jumping to the expense of replacing carpeting. This can be especially helpful when carpets are generally in good condition but need a thorough cleaning before the home is ready to be evaluated for sale.

Services Offered

- ✓ Carpet Cleaning
- ✓ Stain & Spot Treatment
- ✓ Odor & Mustiness Removal
- ✓ High-Traffic Area Cleaning
- ✓ Stairway Carpet Cleaning
- ✓ Area Rug Cleaning
- ✓ Upholstery Cleaning
- ✓ Tile & Floor Cleaning

Personal Representatives who have cleared and cleaned an estate home but feel the carpeting still needs attention before the property is ready to be evaluated for sale. Duo Care can be a good option for homes with stained, soiled, or high-traffic carpeting that may benefit from professional cleaning before considering replacement.

Brookstone Insight

Don't assume carpet needs to be replaced just because it looks tired. A professional cleaning may significantly improve carpeting that is otherwise in reasonable condition. If you're unsure whether carpet should be cleaned, repaired, or replaced, it's often better to wait until the property has been evaluated before spending money on replacement.

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Contact Information

Office Location

6645 Burroughs Ave
Sterling Heights, MI 48314

Service Area

Macomb County • Oakland
County • Southeast Michigan

Phone

(586) 263-9930

Website

duocarecc.com

Carpet, Tile & Floor Cleaning | Perfect Image Carpet

Perfect Image Carpet & Upholstery Cleaning

An owner-operated cleaning company that has served Macomb and Oakland Counties since 2004. Their focus on residential carpet, upholstery, and hard-surface cleaning makes them a useful resource for Personal Representatives who are trying to refresh an estate home without immediately taking on the expense of replacing flooring.

Their carpet-cleaning process includes pre-treatment, targeted stain treatment, professional truck-mounted extraction, and attention to corners and edges. They also offer deodorizing and pet-related treatments, which can be particularly useful in estate properties where carpets may have accumulated years of stains, odors, or heavy traffic.

Because Perfect Image also provides upholstery and tile and grout cleaning, a Personal Representative can address several of the home's most noticeable surfaces through one company. This can be especially helpful after an estate clean-out, when the condition of the home's flooring and furnishings becomes much more apparent.

Services Offered

- ✓ Carpet Cleaning
- ✓ Stain & Spot Treatment
- ✓ Pet Odor & Pet Stain
- ✓ Deodorizing
- ✓ Upholstery Cleaning
- ✓ Area & Hard-Surface
- ✓ Tile & Grout Cleaning
- ✓ Carpet Protection

Personal Representatives who want a locally owned and established carpet-cleaning company to help refresh an estate home after the property has been cleared and cleaned. Perfect Image can be a good fit for homes where carpeting has stains, odors, or heavy-traffic areas but may still be worth keeping rather than immediately replacing.

Brookstone Insight

Carpet cleaning can be a simple way to make an estate home feel substantially cleaner without committing the estate to a major flooring expense. Once the home has been emptied, it's often easier to determine whether the existing carpet simply needs a professional cleaning or whether the condition warrants further consideration.

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Contact Information

Office Location

Washington, MI

Service Area

Macomb County • Oakland County • Southeast Michigan

Phone

(586) 630-9718

Website

perfectimagecarpetcleaning.com