

BUILDING QUALITY. DELIVERING RELIABILITY.

ONE PARTNER. EVERY TRADE. JACKSONVILLE TO MIAMI.

Palm State PPM handles turns, make-ready, maintenance, cleanouts, renovations and 24/7 emergency response for property managers, asset managers, REO and HOAs. From Jacksonville and Gainesville through Orlando and Tampa, down both coasts to Naples and Miami. One accountable partner from the first work order to final inspection, with photos and reporting on every job.

- 43** Florida counties served
• 24/7 emergency dispatch
- 10** Trades on staff, so one vendor closes the ticket
- 100%** Work orders photo-documented before, during and after
- 5,000+** Work orders completed by our team
• 41 years combined in the trade
- 1** Point of contact, from the first work order to final inspection

LICENSED & CERTIFIED

FL CGC062164 • Florida Certified General Contractor
Licensed & insured • OSHA compliant • COI & W-9 on request

CORE CAPABILITIES

One partner for every property need

URNS & MAKE-READY

- Occupied and vacant turns
- Make-ready & punch list
- Paint, flooring, fixtures
- Final clean & inspection
- On-time to your lease date

MAINTENANCE & REPAIRS

- Preventive maintenance programs
- General & emergency repairs
- Septic & aerobic system service
- Appliance & fixture repair
- Occupied property service
- 24/7 storm & water response

CLEANOUTS, REO & PRESERVATION

- Estate & foreclosure cleanouts
- Debris removal & hauling
- Securing & board-ups
- Inspections & photo reporting
- Deep & move-out cleans

RENOVATIONS, ROOFING & GROUNDS

- Kitchen & bath renovation
- Value-add rehab & capital projects
- Roof repairs, tarping, replacement
- Lawn care & overgrowth clearing
- Pressure washing & curb appeal

TRADES ON STAFF HVAC • Plumbing • Electrical • Carpentry • Drywall • Painting • Flooring • Roofing • Septic • Doors & Windows

OUR SERVICE STANDARD

What you can hold us to

15 min

Tenant contacted on every new work order

60 min

Emergency on-site target: water, storm, make-safe

24 to 48 hrs

Non-emergency on site, with photo updates

THE PALM STATE STANDARD

How we compare to a typical vendor

WHAT MATTERS	PALM STATE PPM	TYPICAL VENDOR
COMMUNICATION	✓ 24/7 dispatch, real-time updates, one point of contact	✗ Limited availability, slow or inconsistent responses
DOCUMENTATION	✓ Before, during and after photos plus digital reports	✗ Minimal or no documentation, no proof of condition
SERVICE RANGE	✓ Turns, repairs, cleanouts, debris, roofing, septic, lawn	✗ Limited offerings, so you manage multiple vendors
COMPLIANCE	✓ Licensed CGC062164, insured, OSHA compliant, COI on request	✗ Varies, often uninsured or underinsured
TECHNOLOGY	✓ Mobile work orders, cloud reporting, status visibility	✗ Manual processes, limited reporting

REAL WORK. REAL RESULTS.

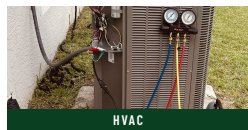
Every job photo-documented start to finish



MAKE-READY



FINAL CLEAN



HVAC



DRAIN & SEWER



SEPTIC INSTALL



PAINT & TURN

"We projected the property turn for 14 days. You guys delivered it in 7 and we rented it in 8. Excellent job."

JOSE MARTIN • REGIONAL PROPERTY MANAGER, FIRSTSERVICE RESIDENTIAL

"A septic violation, and not a simple one — an aerobic system needing a maintenance contract, and we did not know what compliance required. These guys handled everything. Within two days we were back in compliance and the violation cleared."

PETER WOLF • FIVE STAR PROPERTY MANAGEMENT

GETTING STARTED

From first call to first completed work order

1

REACH OUT

Call or email. You hear back the same business day.

2

INTRO & SCOPE

We learn your portfolio, markets and priorities.

3

COMPLIANCE

COI, W-9 and license docs to meet your vendor requirements.

4

FIRST WORK ORDER

One property or a pilot batch, photo-documented start to finish.

5

PARTNERSHIP

Consistent crews, real-time updates, ongoing reporting.

COMPLETE PROPERTY TURN • SFR

Vacant and vandalized: debris removal, drywall, paint, flooring, fixtures and landscaping. **Market-ready in 7 days, rented in 8.**

ESTATE CLEANOUT • LARGE VACANT

Years of accumulation and overgrowth cleared inside and out, then pressure-washed. **12 truckloads removed in 5 days.**

PROPERTY MANAGEMENT • ASSET MANAGEMENT • REO • HOA & COMMUNITIES • INSURANCE CARRIERS • GOVERNMENT & MUNICIPAL

Core counties with local crews, of 43 Florida counties served: Brevard • Charlotte • Citrus • DeSoto • Flagler • Glades • Hardee • Hendry • Hernando • Highlands • Hillsborough • Indian River • Lake • Lee • Manatee • Martin • Okeechobee • Orange • Osceola • Pasco • Pinellas • Polk • Seminole • St. Lucie • Sumter • Volusia.

START WITH ONE PROPERTY.

Send a scope or a pilot batch. We reply the same business day, and every job is documented start to finish.

DISPATCH

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LICENSE

FL CGC062164
Licensed & insured

WEB

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VENDOR PACKAGE

21-page PDF at
palmstateppm.com