NR PROPERTY SERVICES

FIELD OPERATIONS · EST. 2024

TWO PHASES · SFR + MULTIFAMILY

PRODUCTS

1. Occupied Maintenance
2. Move-In and Move-Out Inspection
3. Turns and Reno
4. HOA Violation
5. Market Ready for Sale
6. Built to Rent

Two phases.
One W2 field team.

Direct W2 employees—not subcontractors. Local project managers. Ready to meet the client. After the turn, the same W2 crew can carry the property into occupied maintenance.

PHASE 1

Occupied Maintenance

Goal: resident retention. Tickets stay open until the resident confirms.

0–6h	Emergencies
12–24h	Standard dispatch
6–9 PM	Weekday after-hours
Sat+Sun	Weekend workdays

Water leak, no heat, no water, power. Call, text, or email for an exact time. Dedicated weekend HVAC and plumbing emergency crews.

PROTOCOL

Outreach 12–24 hr inspect W2 execution resident confirms

PHASE 1 TRADES

- HVAC
- Plumbing
- Electrical
- Roofing
- Foundations
- Septic
- Garage doors
- Landscaping and tree service
- Pool service
- Pest control
- Flooring (repair)

Emergency (917) 268-2477

PHASE 2

Turns and Renos

Move-out to marketing-ready. Scope set to client budget $500–$30,000.

1. Move-out walkthrough
2. 72-hour photo quote
3. $1,000/day + daily photos / 360
4. Quality & code closeout
5. 48-hour correction pledge

BUDGET BANDS

$500–$3,000	Immediate / move-out
$500–$10,000	Rental-ready
$1,000–$30,000	Market-ready / investor

PHASE 2 TRADES

- Licensed GCs, plumbers, electricians, roof
- General remodeling
- Flooring
- Countertops
- Tub and tile refinishing
- Garage doors
- Cleaning
- Remediation
- Inspections
- Evictions and trash-outs
- Lead-safe RRP when painted surfaces are di

550 renovations · 2,100 maintenance requests company-stated

W2 employees · not subcontractors · local PMs

EPA Lead-Safe NAT-F332409-1 (to May 11, 2031) · **PA HIC** PA229877 (to Sept 26, 2028)

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Emergency (917) 268-2477 · Alt (347) 806-1044

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