EMPIRICAL
PROPERTY OPERATIONS

Capabilities Statement

Building Compliance Records and Asset Preservation

Empirical Property Operations gives community associations, property managers and commercial portfolio owners a dated, photo-documented record of the condition of every building they manage, backed by the scheduled roof and drainage maintenance that keeps those buildings sound. The record supports roof warranty compliance, insurance underwriting, reserve planning and board reporting.

Core Capabilities

1. Compliance records. A dated, photo-documented record of every building, at least twice a year:

- Five-Point Exterior Audit: roof surface and drainage, building exterior, windows and doors, walkways, site fixtures
- Property-Wide Audit of common areas, site drainage, lighting, fencing, paving and amenities
- At least 15 photos per building, with every finding photographed and located
- Findings ranked Immediate Attention, Moderate, Light or Optimal
- Property Condition Brief after every visit; portfolio summary for multi-property clients

2. Asset preservation. Roof debris and valleys cleared; gutters, downspouts, scuppers and roof drains cleared and flow confirmed. Buildings without gutters are audited. Buildings up to four stories.

3. Additional services, offered when the audit shows a need: tree and canopy trimming; pressure washing, soft washing and windows; dryer vent cleaning; storm drain and catch basin cleaning; parking lot sweeping and litter pickup; dumpster enclosure cleaning; gum, rust and graffiti removal; storm cleanup and response.

4. Vendor logistics. One point of contact for specialty partners, under one standard.

Differentiators

- **Supports roof warranty compliance and insurance underwriting** with a consistent, current condition file
- **One standard** at every building and every property, in one report format
- **Office review** of every field report before release
- **No conflict of interest:** Empirical documents findings and does not sell roof repairs
- **Fixed annual pricing** per property, set by site survey
- **Asset-light partner network** that scales to any market without fleet or equipment

Clients Served

- Community association management companies
- Homeowner and condominium associations
- Multifamily owners and managers
- Commercial and retail portfolios, REITs and facility management firms

Company Data

Legal name	Empirical Property Operations, LLC
Structure	Privately held Florida LLC
Founded	2026
Leadership	James R. Frame, Founder and CEO
Primary NAICS	561790, Other Services to Buildings and Dwellings
Tax ID	EIN available on request
Payment terms	Annual prepay or per visit, Net 30

Insurance and Compliance

General liability	$2,000,000 aggregate
Umbrella	$5,000,000 excess liability
Certificates	Issued to client requirements
Field partners	Vetted and insured
Documents	W-9, COI and safety program on request

Contact

Corporate	941-914-8710
South East Region	941-587-3073
National Sales	561-891-2093
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Audits are visual and observational. They do not replace engineering studies, inspections required by law or licensed trade work.