Clean the property. Document the risks.

Scheduled exterior maintenance and documented condition audits for property managers, associations and multi-site commercial owners.

WHO WE ARE

One accountable vendor for the building exterior.

Empirical Property Operations is a Florida company that maintains roof drainage systems and documents the condition of building exteriors on a fixed schedule. Every visit combines debris removal from roofs, gutters, downspouts, scuppers and roof drains with a standardized Five-Point Exterior Audit and a dated, photo-documented report that ranks every finding by urgency.

Property teams get something they rarely have: a consistent, current record of the condition of every building they manage, delivered in plain language and organized so the most important items come first.

OUR MISSION

To give owners and managers a clean property and an honest record of its condition after every visit, at a price that is easy to understand.

HEADQUARTERS
Sarasota, Florida

FOUNDED
2026

LEADERSHIP
James R. Frame, Founder and CEO

INDUSTRY EXPERIENCE
38 years in roof drainage and exterior systems

DELIVERY MODEL
Vetted, insured service partners under one standard

SERVICE AREA
Florida, with a partner network built to expand nationally

WHAT WE DO

Four services. One visit. One report.

01 Drainage Maintenance

Top-down debris removal from roofs, gutters, downspouts, scuppers and roof drains, with flow confirmed at every visit.

02 Five-Point Exterior Audit

Roof barrier, water drainage, building envelope, fenestrations and ground assets, reviewed at every building.

03 Property-Wide Audit

Parking, storm drains, signs, dumpster areas, lights, trees and common areas, with every finding ranked and photographed.

04 Additional Services

Dryer vents, washing, windows, dumpster areas, storm drains, sweeping and tree trimming, offered only when the audit shows a need.

5	15	Same day	3 days
audit zones, every building	dated photos per building	notice of urgent findings	to the full report

CORPORATE 941-914-8710
SOUTH EAST REGION 941-587-3073
NATIONAL SALES 561-891-2093
EMAIL info@empiricalpropertyops.com
WEB www.empiricalpropertyops.com

WHO WE SERVE

Built for the people responsible for many buildings.

Property management firms
Third-party managers overseeing owner portfolios and vendor compliance

Condominium and homeowner associations
Boards and community association managers

Apartment and townhome communities
Garden, townhome and mid-rise multifamily properties

Multi-site commercial
Strip centers, retail pads, offices, convenience and quick-service locations

THE EMPIRICAL STANDARD

What sets the program apart.

✓ **One standard, every building**
The same checklist, photo record and report format at every property, including buildings with little or no gutter.

✓ **Ranked by urgency**
Immediate Attention reported the same day; Moderate and Light findings in the report within three business days.

✓ **Approved before release**
Every report is reviewed by the main office before it reaches the client.

✓ **Transparent pricing**
Drainage cleaning by the measured foot and the audit by the building, published and fixed for the agreement term.

✓ **Insurance and warranty ready**
A dated, photo-documented maintenance history for insurers, roof warranties and owners.

✓ **Offered, never pushed**
Additional services are recommended only when the audit shows a need, never sold on site.

LEADERSHIP

James R. Frame, Founder and Chief Executive Officer

A Hudson Valley native, James has built a career of more than three decades in exterior building systems, advancing from field leadership through sales, estimating and executive management. He founded and led a regional contracting company in the Tampa Bay market, and his project portfolio spans multifamily and townhome communities, commercial and industrial facilities, schools, federal postal facilities and custom copper systems for coastal estates. He is a certified aerial lift operator and trainer and has written industry articles on drainage system design and materials.

> "Owners and managers deserve to know the condition of every building they are responsible for. Our job is to make sure nothing important goes unnoticed."
>
> JAMES R. FRAME, FOUNDER AND CEO

GETTING STARTED

From first visit to first report.

1 Baseline visit
Every building measured and audited

2 Proposal
Building-by-building schedule and price

3 Onboarding
W-9, insurance certificates, vendor setup

4 Scheduled service
Reports after every visit

Visual, observational audit only; not an engineering, code or licensed trade inspection. Fully insured. 5429 University Pkwy, PMB 1053, Sarasota, FL 34201.

CORPORATE 941-914-8710
SOUTH EAST REGION 941-587-3073
NATIONAL SALES 561-891-2093
EMAIL info@empiricalpropertyops.com
WEB www.empiricalpropertyops.com