Website Terms of Use

Effective October 2026

These terms govern your use of www.empiricalpropertyops.com (the "Site"), operated by Empirical Property Operations LLC ("Empirical," "we" or "us"). By using the Site, you agree to these terms. If you do not agree, please do not use the Site.

1. Who We Serve

Empirical provides scheduled roof and drainage maintenance and visual, observational exterior audits to property management companies, community associations, apartment communities and commercial property owners. The Site is intended for business use. We do not provide services for individually owned single-family homes.

2. Information on the Site

The Site describes our services, standards and pricing for general information. It is not an offer or a contract. The terms of any engagement are set only by a signed Master Service Agreement, which controls over anything on the Site. We may change services, pricing and content at any time without notice.

3. Nature of Our Services

Our Five-Point Exterior Audit and Property-Wide Audit are visual, observational reviews of conditions that can be seen safely on the service date. They are not engineering, code, insurance or licensed trade inspections, and they do not certify the condition, safety or compliance of any building or property. Empirical does not perform repairs or any work that requires a contractor's license. When a finding calls for that kind of work, we may refer an independent contractor, whom the client hires directly; we take no fee or markup on referred work.

4. Documents and Downloads

White papers, guides, sample reports and other documents on the Site are provided for general information about exterior maintenance. They are not legal, insurance, engineering or financial advice. Owners and managers should review their own warranties, insurance policies and legal obligations with qualified professionals.

5. Acceptable Use

- Use the Site only for lawful purposes and only to learn about or request our services.
- Do not attempt to disrupt the Site, gain unauthorized access to it or collect information from it by automated means.
- Provide accurate information when you contact us or request a document.

6. Intellectual Property

The Site and its content, including text, photographs, graphics, logos, the Empirical name and the Five-Point Exterior Audit materials, belong to Empirical or its licensors. You may view and print pages and download documents for your own business evaluation. You may not copy, modify, distribute or use them commercially without our written permission.

7. Third-Party Links

The Site may link to websites we do not control, such as vendor compliance platforms. We are not responsible for their content, terms or privacy practices.

8. Disclaimer

The Site and its content are provided “as is” and “as available,” without warranties of any kind, express or implied, including warranties of accuracy, merchantability or fitness for a particular purpose. We work to keep the Site accurate and current but do not warrant that it is error-free or uninterrupted.

9. Limitation of Liability

To the fullest extent permitted by law, Empirical is not liable for any indirect, incidental, special or consequential damages arising from your use of the Site or reliance on its content. This section applies to the Site only; liability for services is governed by the signed Master Service Agreement.

10. Privacy

Our Privacy Policy explains how we collect and use information submitted through the Site.

11. Governing Law

These terms are governed by the laws of the State of Florida. Any dispute relating to the Site will be brought in the state or federal courts located in Sarasota County, Florida.

12. Changes to These Terms

We may update these terms from time to time. The effective date above shows when they were last revised, and changes take effect when posted on the Site.

13. Contact Us

Empirical Property Operations LLC
5429 University Pkwy, PMB 1053
Sarasota, Florida 34201
info@empiricalpropertyops.com
Corporate 941-914-8710 | South East Region 941-587-3073 | National Sales 561-891-2093