

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy.

Inspection Date: 09/02/2026		
Owner Information:		
Owner Name: JAVIER GUERRA		Contact Person:
Address: 18600 SW 127 PL		Home Phone:
City: MIAMI	Zip: 33177	Work Phone:
County: MIAMI DADE		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1984	# of Stories: One	Email:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph or document providing proof must accompany this form to validate each attribute marked in questions 2 through 9. A FORTIFIED Home® ☐ Roof, ☐ Silver, or ☐ Gold Certificate may be used to validate the attributes marked in questions 4 through 6, and questions 8 through 9 (check type of certificate and attach photocopy). The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. Building Code: What version of the Florida Building Code “FBC” (FBC 2001 & 2004 OR FBC 2007 or later) OR for homes located in the High-Velocity Hurricane Zone (“HVHZ”) (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94) was in force at the time of original permit application?

- ☐ A. Code in force at time of permit application was the FBC 2001 & 2004: Year Built _____. For homes built in 2002/2003, provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/____.
- ☐ B. Code in force at time of permit application was the FBC 2007 and later: Year Built _____. For homes built in 2007/2008, provide a permit application with a date after 12/8/2006: Building Permit Application Date (MM/DD/YYYY) ____/____/____.
- ☐ C. For the HVHZ Only: Code in force at time of permit application was the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996, provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ____/____/____.
- ☒ D. Unknown or does not meet the requirements of Answer “A” or “B” or “C”.

2. Region: Location based on design windspeed. See ASCE 7-22 (700-year MRI) Risk Category 2 (www.ascehazardtool.org).

☒ HVHZ ☒ Region 1 (≥ 140 mph) ☐ Region 2 (130 mph – 139 mph) ☐ Region 3 (< 130 mph)

3. Roof Slope: For single-family homes with multiple slopes, indicate the slope that is at least two thirds of the main roof area when determining greater than or equal to 6:12, OR less than 6:12.

☐ Greater than or equal to (≥ 6:12) ☒ Less than (< 6:12).

4. Roof Covering: Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number AND Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

4.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
☒ Asphalt/Fiberglass Shingle	07 / 03 / 2018	2018065720	2018	☐
☐ Concrete/Clay Tile	____ / ____ / ____	_____	_____	☐
☐ Synthetic/Composite Tile	____ / ____ / ____	_____	_____	☐
☐ Metal	____ / ____ / ____	_____	_____	☐
☐ Built Up	____ / ____ / ____	_____	_____	☐
☐ Membrane	____ / ____ / ____	_____	_____	☐
☐ Other _____	____ / ____ / ____	_____	_____	☐

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4.2 Product Approval Listing

- ☒ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at the time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
- ☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
- ☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B."
- ☐ D. No roof coverings meet the requirements of Answer "A" or "B."

5. Roof Deck Attachment: What is the **WEAKEST** form of roof deck attachment?

- ☐ A. Plywood/Oriented strand board (OSB) roof sheathing with minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. **OR** Batten decking supporting wood shakes or wood shingles (max 24" truss/rafter spacing). **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean ultimate uplift resistance of at least 55 psf, but less than that required for Options B or C below. (NOTE: If the nailing or rafter spacing is greater than specified above, or the roof decking is less than specified above, select Answer F. Other.)
- ☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by 8d common nails spaced a maximum of 12" in the field. **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12" in the field (max 24" truss/rafter spacing) or has a mean ultimate uplift resistance of at least 103 psf.
- ☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by 8d common nails spaced a maximum of 6" in the field. **OR** Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6" in width). **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d common nails spaced a maximum of 6" in the field (max 24" truss/rafter spacing) or has a mean ultimate uplift resistance of at least 182 psf.
- ☐ D. Reinforced Concrete Roof Deck.
- ☐ E. Spray foam products with an uplift resistance of 110 PSF (FOS 1.5). (Spray foam must be installed along rafter deck intersections, all panel joints, etc.).
- ☐ F. Other: _____
- ☐ G. Unknown or unidentified.
- ☐ H. No attic access.

6. Roof to Wall Attachment: What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within five (5) feet of the inside or outside corner of the roof in determination of WEAKEST type).

- ☐ A. Toenails:
- ☐ Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, **OR**
 - ☐ Metal connectors or structural fasteners that are not installed as intended do not meet the minimal conditions or requirements of B, C, or D, **OR**
 - ☐ Other connection method documented to provide a substantiated wind allowable uplift capacity of 185 lbs. or greater.

Minimal conditions to qualify for categories B, C, or D. All verified connections are either: (Note: All retrofit connectors, or structural fasteners, must meet option 3).

- ☒ 1. Metal connectors secured to truss/rafter with a minimum of three (3) nails, and attached to the side and/or bottom of the wall framing top plate, or embedded into the bond beam, with less than 1/2" gap from the blocking or truss/rafter, and blocked no more than 1 1/2" from the truss/rafter, and free of visible severe corrosion, **OR**
- ☐ 2. Metal connectors consisting of a single strap that wraps over the truss/rafter, are secured to the side of the wall and/or bottom of the top plate with a minimum of three nails on each side and free of visible severe corrosion, **OR**
- ☐ 3. Purpose-made metal connector(s) or structural fastener(s) installed per the manufacturer's installation specifications to meet the substantiated wind allowable capacity detailed below.

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☐ B. Clips:

- ☐ Metal connectors that do not wrap over the truss/rafter, **OR**
- ☐ Metal connectors with a minimum of one (1) strap that wraps over the truss/rafter and does not meet the nail position requirements of C or D but is secured with a minimum of three (3) nails, **OR**
- ☐ Purpose-made metal connector(s) or structural fastener(s) with a substantiated wind allowable uplift capacity of 386 lbs. or greater installed per the manufacturer's installation specifications (requires site-specific documentation).

☒ C. Single Wraps:

- ☒ Metal connectors consisting of a single strap that wraps over the truss/rafter and are secured with a minimum of two (2) nails on one side and a minimum of one (1) nail on the opposing side, **OR**
- ☐ Purpose-made metal connector(s) or structural fastener(s) with a substantiated wind allowable uplift capacity of 535 lbs. or greater installed per the manufacturer's installation specifications (requires site-specific documentation).

☐ D. Double Wraps:

- ☐ Metal Connectors consisting of two (2) separate straps, one on either side of the truss/rafter where each strap wraps over the truss/rafter and is secured with a minimum of two (2) nails on one side, and a minimum of one (1) nail on the opposing side, **OR**
- ☐ Metal connectors consisting of a single strap that wraps over the truss/rafter, are secured to the side of the wall and/or bottom of the top plate with a minimum of three (3) nails on each side, **OR**
- ☐ Purpose-made metal connector(s) or structural fastener(s) with a substantiated wind allowable uplift capacity of 891 lbs. or greater installed per the manufacturer's installation specifications (requires site-specific documentation).

☐ E. Structural: Anchor bolts structurally connected or reinforced concrete roof.

☐ F. Other: _____

☐ G. Unknown or unidentified.

☐ H. No attic access.

☐ I. Connection(s) not installed as intended.

7. Roof Geometry: What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).

☐ A. Hip Roof: Hip roof with no other roof shapes greater than 10% of the total roof system perimeter.

Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet.

☐ B. Flat Roof: Roof on a building with five (5) or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 _____ sq ft; Total roof area _____ sq ft.

☒ C. Other Roof: Any roof that does not qualify as either (A) or (B) above.

8. Sealed Roof Deck/Secondary Water Resistance (SWR): Applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss. Standard underlayment or hot-mopped felts do not qualify as an SWR.

☐ A. Sealed Roof Deck (also called SWR)

- ☐ Fully adhered polymer-modified bitumen roofing underlayment complying with ASTM D1970.
- ☐ Tape over roof deck seams with felt or synthetic. (A minimum 3.75-inch-wide (95 mm) strip of self-adhering polymer-modified bitumen membrane complying with ASTM D1970 or self-adhering flexible flashing tape complying with AAMA 711, Level 3 [for exposure up to 176°F (80°C)]).
- ☐ Double layer of felt or synthetic with no tape. (Two layers of ASTM D226 Type II, ASTM D4869 Type III or Type IV or ASTM D8257 underlayment).
- ☐ Spray foam products. (Spray foam must be installed along rafter deck intersections, all panel joints, etc.).
 - ☐ check here if entire roof deck underside covered.

☐ B. No Sealed Roof Deck.

☒ C. Unknown or undetermined.

9. Opening Protection: What is the **WEAKEST** form of wind-borne debris protection installed on the structure? This category includes all openings in the wall and roof including windows, doors, sliding glass doors, skylights, and garage doors. Gable roof vents and other roof vents are not included. All openings (windows, doors, and skylights) must be in good condition. Buildings with

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openings that need replacement do not qualify for wind mitigation rate differentials, regardless of the presence/absence of other features.

Opening Protection Level Chart Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (N/A through Z), based on the weakest form of protection (lowest row) for any of the glazed openings and indicate the weakest form of protection (lowest row) for non-glazed openings.		Glazed Openings				Non-Glazed Openings	
		Windows or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not applicable – there are no openings of this type on the structure		X	X	X		
A	Verified cyclic pressure & large missile (9 lb. for windows, doors/4.5 lb. for skylights)	X				X	X
B	Verified cyclic pressure & large missile (4-8 lb. for windows, doors/2 lb. for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage Doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection						
Z	Damaged openings in need of repair/replacement						

☒ **A. Exterior Openings Cyclic Pressure and 9-lb. Large Missile (4.5 lb. for skylights only):** All glazed openings are protected, at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above and Hurricane in the factor table).

- Miami-Dade County PA 201, 202, and 203
- Florida Building Code Testing Application Standard (TAS) 201, 202, and 203
- American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996
- Southern Standards Technical Document (SSTD) 12
- For Skylights Only: ASTM E 1886 and ASTM E 1996
- For Garage Doors Only: ANSI/DASMA 115

☒ A.1 All non-glazed openings classified as A in the table above, or no non-glazed openings exist.

☐ A.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level B, C, N, or X in the table above.

☐ A.3 One or more non-glazed openings is classified as Level B, C, N, X, or Z in the table above.

☐ **B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb. Large Missile (2-4.5 lb. for skylights only):** All glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above and Hurricane in the factor table):

- ASTM E 1886 and ASTM E 1996 (Large Missile – 4.5 lb.)
- SSTD 12 (Large Missile – 4 lb. to 8 lb.)
- For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile – 2 to 4.5 lb.)

☐ B.1 All non-glazed openings classified as A or B in the table above, or no non-glazed openings exist.

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- ☐ B.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level C, N, or X in the table above.
- ☐ B.3 One or more non-glazed openings is classified as Level C, N, X, or Z in the table above.

- ☐ **C. Exterior Opening Protection – Wood Structural Panels meeting FBC 2007:** All glazed openings are covered with:
 - ☐ Plywood **OR** ☐ OSB, meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above and Plywood or OSB in secondary factors table).
 - ☐ C.1 All non-glazed openings classified as A, B, or C in the table above, or no non-glazed openings exist.
 - ☐ C.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level N or X in the table above.
 - ☐ C.3 One or more non-glazed openings is classified as Level N, X, or Z in the table above.

- ☐ **N. Exterior Opening Protection (unverified shutter systems with no documentation):** All glazed openings are protected with protective coverings not meeting the requirements of Answer “A,” “B,” or “C” or systems that appear to meet Answer “A” or “B” with no documentation of compliance (Level N in the table above and Ordinary in secondary factors table).
 - ☐ N.1 All non-glazed openings classified as Level A, B, C, or N in the table above, or no non-glazed openings exist.
 - ☐ N.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level X in the table above.
 - ☐ N.3 One or more non-glazed openings is classified as Level X or Z in the table above.

- ☐ **X. None or Some Glazed Openings:** One or more glazed openings classified. (Level X or Z in the table above and None in the factor table).

- ☐ **Z. Damaged Openings:** One or more openings are damaged and in need of repair or replacement. (Any opening(s) meeting Level Z in the table above).

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR. Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.		
Qualified Inspector Name: Ramiro Bernal	License Type: Home Inspector Licened	License or Certificate #: HI-275
Inspection Company: REBS PROPERTY SPECIALIST LLC		Phone: 305-303-4488

Qualified Inspector – I hold an active license as a: (check one)

- ☒ Home inspector licensed under Section 468.8314, Florida Statutes, who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☐ General, building, or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

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Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under Sections 471.015 or 489.111, Florida Statutes, may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, Ramiro Bernal, am a qualified inspector and I personally performed the inspection or (*licensed*
(print name)
contractors and professional engineers only) I had my employee, _____, perform the inspection, and I
(print name of inspector)
agree to be responsible for his/her work.

Qualified Inspector Signature: Ramiro Bernal Date: 09/02/2026

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Criminal Investigations Division – Bureau of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution (Section 627.711(4)-(7), Florida Statutes). The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector, or his or her employee, did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature: _____ Date: _____

An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree (Section 627.711(7), Florida Statutes).

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

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REBS PROPERTY SPECIALIST LLC

Phone: (305) 303-4488

E-Mail: inspectoramiro@gmail.com



Licenses:

State of Florida: # HI 275

NACHI: # 105112391



Inspection #: **N3323**

Date of Inspection: **9/2/2026**

This Report is prepared for: **JAVIER GUERRA**

Property located at : **18600 SW 127 PL MIAMI FL 33177**



REBS PROPERTY SPECIALIST LLC

Phone: (305) 303-4488
E-Mail: inspectoramiro@gmail.com

Inspection #: N3323
Date of Inspection: 9/2/2026



REBS PROPERTY SPECIALIST LLC

Phone: (305) 303-4488

E-Mail: inspectoramiro@gmail.com

Inspection #: **N3323**

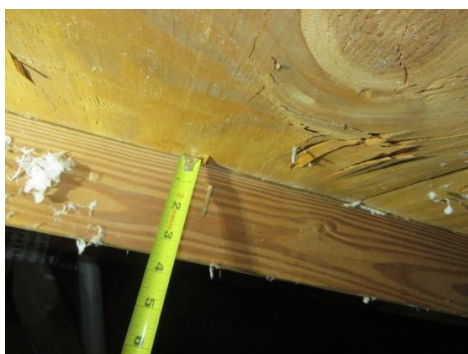
Date of Inspection: **9/2/2026**













18600 SW 127TH PL MIAMI FL 33177

This report documents recorded construction activity related to this property as recorded by local permitting authorities, and includes information on contractors, potential risk factors, and other points of interest.

Property Summary

Below is a summary of the permit activity on this property.

Number of Permits: **11**
Earliest Permit: **Sep 10, 1992**
Latest Permit: **Jul 03, 2018**
Total Cost of Work: **\$ 0.00**
Unique Contractors: **7**

The source for the data found in this report is the following Permitting Authority:

Miami-Dade County, Building and Neighborhood Compliance
5680 SW 87th Ave.
Miami, FL 33173
(786) 315-2000
Website: www.miamidade.gov

The data received from this source runs consistently from Nov 01, 1990 through Jun 29, 2026. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **18600 SW 127 PL, , .**

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20260902205922116559-82D1G3-840551349



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.



Major Systems

In most communities, upgrading or installing one of the major systems in a house, listed below, calls for a permit. We search our database of nearly 100 Million permits to find major system records that pertain to the address you submitted.

Type	Valuation	Latest Date	Jurisdiction Total
New Construction	✓ \$ 0.00	Apr 06, 2005	826,770
Alteration/Remodel/Addition	✓ \$ 0.00	Dec 21, 2006	1,489,767
Roof	✓ \$ 0.00	Jul 03, 2018	458,727
Demolition	No major Demolition work detected since Nov 01, 1990		32,689
Building	✓ \$ 0.00	Jul 03, 2018	1,515,055
Electrical	✓ \$ 0.00	Apr 13, 2005	808,572
Mechanical	✓ \$ 0.00	Dec 21, 2006	336,837
Plumbing	✓ \$ 0.00	Apr 13, 2005	402,022
Pool	✓ \$ 0.00	Apr 13, 2005	133,785

Major Systems Details

New Construction

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2005058247	BUILDING	\$ 0.00	Apr 06, 2005	

Alteration/Remodel/Addition

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2005058881	BUILDING	\$ 0.00	Apr 07, 2005	E Z HOME IMPROVEMENTS INC
2005060839	ELECTRICAL	\$ 0.00	Apr 13, 2005	YORK ELECTRICAL CONTRACTOR CORP.
2005060879	PLUMBING	\$ 0.00	Apr 13, 2005	
2005067593	BUILDING	\$ 0.00	May 02, 2005	E Z HOME IMPROVEMENTS INC
2005069444	BUILDING	\$ 0.00	May 05, 2005	E Z HOME IMPROVEMENTS INC
2007021998	MECHANICAL	\$ 0.00	Dec 21, 2006	ALLSTATE AIR CONDITIONING INC

Roof

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1992103535	BUILDING	\$ 0.00	Sep 10, 1992	ERNESTO RODRIGUEZ CONST INC
2005046618	BUILDING	\$ 0.00	Mar 03, 2005	FLORIDA ROOF TECH CORP
2018065720	BUILDING	\$ 0.00	Jul 03, 2018	FLORIDA ROOF-TECH CORP ROOFING DO

Building

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1992103535	BUILDING	\$ 0.00	Sep 10, 1992	ERNESTO RODRIGUEZ CONST INC
1999066462	BUILDING	\$ 0.00	May 05, 1999	ARTEMISA FENCE CORP.
2005046618	BUILDING	\$ 0.00	Mar 03, 2005	FLORIDA ROOF TECH CORP
2005058247	BUILDING	\$ 0.00	Apr 06, 2005	
2005058881	BUILDING	\$ 0.00	Apr 07, 2005	E Z HOME IMPROVEMENTS INC
2005067593	BUILDING	\$ 0.00	May 02, 2005	E Z HOME IMPROVEMENTS INC
2005069444	BUILDING	\$ 0.00	May 05, 2005	E Z HOME IMPROVEMENTS INC
2018065720	BUILDING	\$ 0.00	Jul 03, 2018	FLORIDA ROOF-TECH CORP ROOFING DO

Electrical

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2005060839	ELECTRICAL	\$ 0.00	Apr 13, 2005	YORK ELECTRICAL CONTRACTOR CORP.

Mechanical

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2007021998	MECHANICAL	\$ 0.00	Dec 21, 2006	ALLSTATE AIR CONDITIONING INC

Plumbing Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2005060879	PLUMBING	\$ 0.00	Apr 13, 2005	

Pool Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2005058247	BUILDING	\$ 0.00	Apr 06, 2005	
2005060839	ELECTRICAL	\$ 0.00	Apr 13, 2005	YORK ELECTRICAL CONTRACTOR CORP.
2005060879	PLUMBING	\$ 0.00	Apr 13, 2005	



Permit documentation often contains a record of the value associated with the permitted construction. We search the BuildFax database of over \$3 Trillion dollars of documented work to find records that pertain to the address you submitted.

Job Cost Details

No valuation information was detected for work done on this property. Lack of valuation in permit data could be due to with the way this permitting authority records valuation information, or because any work done here did not require valuation information to be reported.

BuildFax Report: 18600 SW 127TH PL MIAMI FL 33177



BuildFax has developed a proprietary database of risk related permits that can indicate an INCREASE or DECREASE in the risk outlook for a property.

BuildFax Check™	Description	Triggered		National Frequency
		no	yes	
Change of Use	Indication of whether work was done in connection with a change in use of the structure.	X		2 / 1000
Fire Alarm	Indication that work has been done on a fire alarm system.	X		7 / 1000
Fire Damage	Indication of whether work was done in response to damage caused by fire.	X		3 / 1000
Mobile Home	Indication of whether work was done on a manufactured home, mobile home, and/or temporary trailer.	X		11 / 1000
Natural Disaster Damage	Indication of whether work was done in response to damage caused by nature.	X		2 / 1000
Pests/Rodents	Indication of whether work was done in response to damage caused by pests or rodents.	X		1 / 1000
Repair/Replace	Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.	X		111 / 1000
Security Systems	Indication that work has been done involving a security system / burglar alarm.	X		4 / 1000
Seismic Damage Prevention	Indication of whether work was done that would impact a structure's ability to withstand damage due to a seismic event.	X		1 / 1000
Solar Power	Indication of whether work was done that involved solar-powered heating and/or electricity.	X		4 / 1000
Sprinkler Systems	Indication of whether work was done involved a sprinkler system; excludes lawn sprinkler systems.	X		13 / 1000
Tank - No Septic	Indication of whether work was done involving a tank that is not a septic tank.	X		5 / 1000
Water Damage	Indication of whether work was done in response to damage caused by water.	X		1 / 1000
Wind Damage	Indication of whether work was done in response to damage caused by wind.	X		1 / 1000
Wind Damage Prevention	Indication of whether work was done that would impact a structure's ability to withstand damage due to a wind event.	X		5 / 1000

Contractors

Below are the unique contractors detected to have worked on this property. Note that contractor permit counts and dates are unique to the reporting jurisdiction.

Contractor	Permits	Oldest	Latest
FLORIDA ROOF TECH CORP	3864	May 29, 1991	Aug 23, 2006
ARTEMISA FENCE CORP.	2581	Sep 23, 1993	Aug 11, 2011
YORK ELECTRICAL CONTRACTOR CORP.	2536	Jun 28, 1990	May 09, 2014
E Z HOME IMPROVEMENTS INC	1426	Jul 11, 1995	Jul 01, 2016
FLORIDA ROOF-TECH CORP ROOFING DO	1056	Mar 18, 2013	Sep 30, 2020
ALLSTATE AIR CONDITIONING INC	311	Jul 07, 1992	May 14, 2012
ERNESTO RODRIGUEZ CONST INC	232	Nov 02, 1990	Feb 15, 2001

Contractor Details

Contractor: FLORIDA ROOF TECH CORP

Maximum date: Aug 23, 2006
 Minimum date: May 29, 1991
 Permit count: 3864

Contractor: ARTEMISA FENCE CORP.

Maximum date: Aug 11, 2011
 Minimum date: Sep 23, 1993
 Permit count: 2581

Contractor: YORK ELECTRICAL CONTRACTOR CORP.

Maximum date: May 09, 2014
 Minimum date: Jun 28, 1990
 Permit count: 2536

Contractor: E Z HOME IMPROVEMENTS INC

Maximum date: Jul 01, 2016
 Minimum date: Jul 11, 1995
 Permit count: 1426

Contractor: FLORIDA ROOF-TECH CORP ROOFING DO

Maximum date: Sep 30, 2020
 Minimum date: Mar 18, 2013
 Permit count: 1056

Contractor: ALLSTATE AIR CONDITIONING INC

Maximum date: May 14, 2012
 Minimum date: Jul 07, 1992
 Permit count: 311

Contractor: ERNESTO RODRIGUEZ CONST INC

Maximum date: Feb 15, 2001
 Minimum date: Nov 02, 1990
 Permit count: 232



Below are the details on all permits found on this property.

2018

Permit #: 2018065720

Permit Type: BUILDING
 Description: ASPHALT (FIBERGLASS) SHINGLE ROOFS
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Job Cost: \$ 0.00

Issued date: Jul 03, 2018
 Status date: Jul 03, 2018

Contractors

FLORIDA ROOF-TECH CORP ROOFING DO

Inspections

Date	Type	Result	Description
Jul 11, 2018	BEFORE ANCHOR SHEET IS COVERED	NOT PERFORMED.	BAD WEATHER
Jul 12, 2018	BEFORE ANCHOR SHEET IS COVERED	APPROVED	
Jul 13, 2018	TIME OF INSTALLATION	APPROVED	
Jul 16, 2018	FINAL	CANCELLATION BY THE INTERNET	
Jul 17, 2018	FINAL	APPROVED	

2006

Permit #: 2007021998

Permit Type: MECHANICAL
 Description: A/C - UNLTD HEATING
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Work class: ALTER INTERIOR
 Job Cost: \$ 0.00

Applied date: Dec 21, 2006
 Issued date: Dec 21, 2006
 Status date: Dec 21, 2006

Contractors

ALLSTATE AIR CONDITIONING INC

Inspections

Date	Type	Result	Description
Dec 28, 2006	FINAL	APPROVED	

2005

Permit #: 2005069444

Permit Type: BUILDING
 Description: WINDOWS
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Work class: ALTER EXTERIOR
 Total sq ft: 300
 Job Cost: \$ 0.00

Applied date: Apr 25, 2005
 Issued date: May 05, 2005
 Status date: May 05, 2005

Contractors

E Z HOME IMPROVEMENTS INC

Inspections

Date	Type	Result	Description
Aug 23, 2005	FINAL	APPROVED	

Permit #: 2005067593

Permit Type: BUILDING
 Description: METAL AWNG & SHUTR
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Work class: ALTER EXTERIOR
 Job Cost: \$ 0.00

Applied date: Apr 25, 2005
 Issued date: May 02, 2005
 Status date: May 02, 2005

Contractors

E Z HOME IMPROVEMENTS INC

Inspections

Date	Type	Result	Description
Jun 15, 2005	FINAL	APPROVED	

Permit #: 2005060839

Permit Type: ELECTRICAL
Description: SWIMMING POOLS
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: ALTER EXTERIOR
Job Cost: \$ 0.00

Applied date: Apr 13, 2005
Issued date: Apr 13, 2005
Status date: Apr 13, 2005

Contractors

YORK ELECTRICAL CONTRACTOR CORP.

Inspections

Date	Type	Result	Description
Aug 12, 2005	FINAL	APPROVED	

Permit #: 2005060879

Permit Type: PLUMBING
Description: POOL PIPING
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: ALTER EXTERIOR
Job Cost: \$ 0.00

Applied date: Apr 13, 2005
Issued date: Apr 13, 2005
Status date: Apr 13, 2005

Inspections

Date	Type	Result	Description
Apr 16, 2007	IMPROPER CNTR LIC. INSP. CHEC	APPROVED	

Permit #: 2005058881

Permit Type: BUILDING
Description: SCREEN ENCLOSURES
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: ALTER EXTERIOR
Total sq ft: 450
Job Cost: \$ 0.00

Applied date: Apr 04, 2005
Issued date: Apr 07, 2005
Status date: Apr 07, 2005

Contractors

E Z HOME IMPROVEMENTS INC

Inspections

Date	Type	Result	Description
Jun 21, 2005	FINAL	APPROVED	

Permit #: 2005058247

Permit Type: BUILDING
Description: SWIMMING POOL
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 813
Job Cost: \$ 0.00

Applied date: Mar 31, 2005
Issued date: Apr 06, 2005
Status date: Apr 06, 2005

Inspections

Date	Type	Result	Description
Apr 18, 2007	IMPROPER CNTR LIC. INSP. CHEC	APPROVED	

Permit #: 2005046618

Permit Type: BUILDING
Description: ASPHALT (FIBERGLASS) SHINGLE ROOFS

Applied date: Mar 02, 2005
Issued date: Mar 03, 2005

Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Total sq ft: 3603
Job Cost: \$ 0.00

Status date: Mar 03, 2005

Contractors

FLORIDA ROOF TECH CORP

Inspections

Date	Type	Result	Description
Mar 30, 2005	FINAL	APPROVED	

1999

Permit #: 1999066462

Permit Type: BUILDING
Description: FENCE
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: ADD DETACHED
Job Cost: \$ 0.00

Applied date: Apr 23, 1999
Issued date: May 05, 1999
Status date: May 05, 1999

Contractors

ARTEMISA FENCE CORP.

Inspections

Date	Type	Result	Description
May 06, 1999	FINAL	APPROVED	

1992

Permit #: 1992103535

Permit Type: BUILDING
Description: CEMENT TILE ROOFS MORT
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Job Cost: \$ 0.00

Applied date: Sep 10, 1992
Issued date: Sep 10, 1992
Status date: Sep 10, 1992

Contractors

ERNESTO RODRIGUEZ CONST INC

Inspections

Date	Type	Result	Description
Mar 13, 1993	FINAL	INSP. & APPROV	



Ten steps to understanding your BuildFax Structure PROFILE™

1. **Verify the Address:** Verify that the address printed above is correct, and if a map appears above the address, whether the map depicts the location of the address. This Structure PROFILE report is specifically for the address listed above.
2. **Understand Coverage:** BuildFax collects data from building departments through the United States and searches for your address, city, state, and zip within the data BuildFax collects. BuildFax considers the above address to be in coverage because either BuildFax has data from the specific municipality that the address is in, or BuildFax has data for the city, state, and zip code that the address is in and there is no separate city building department (meaning that the above address is permitted by either a county or a neighboring city). BuildFax provides a Structure PROFILE report for every address within coverage, regardless of whether BuildFax has individual building permits on the address, because knowing the age of major systems, lack of value increases, and absence of risk factors over time is critically valuable information on the address.
3. **Note the Date Ranges:** The "summary" tab lists two date ranges - one for the building department ("jurisdiction") and one for the above address. The jurisdiction range covers the dates for which the full BuildFax database has data. This means that any permitted work within that date range on the above address will be listed in this Structure PROFILE. The address range covers the dates for which this Structure PROFILE has permits on the above address.
4. **Know the Jurisdiction(s):** The jurisdiction (also known as the building department, community development department, and/or permitting authority) listed on the "summary" tab is the source for the data within the Structure PROFILE. In the case where multiple jurisdictions have permits on the above address, you will see multiple jurisdictions as choices on tabs directly below the address above. BuildFax provides contact information for jurisdictions (including web sites where available) so that you can contact jurisdictions directly for further information.
5. **Examine Major Systems:** BuildFax organizes its knowledge of the jurisdiction's data and the specific address's data into several different views, one of which is an analysis of "major systems". BuildFax has identified a number of "major systems" for which (1) permits are overwhelmingly required, (2) jurisdictions store consistent information about the permits, and (3) if work is not permitted through the jurisdiction, it is a cause for concern. BuildFax is not perfect at its "major systems" analysis, but in recently-conducted controlled tests, the BuildFax analysis was correct more than 95% of the time. Because of the possibility of miscategorization or error, BuildFax encourages customers to contact the dedicated professionals at the relevant jurisdiction if something seems incorrect.
6. **Break Down Value Changes:** Another view that BuildFax provides into permit data is an analysis by permit valuation. Permit valuation is usually not the amount of money spent by the owner of the structure for the improvement or repair; rather, permit valuation is usually an estimate of construction cost, and, because it is usually used to estimate permit fees, the permit valuation is often lower than a market value estimate of the construction cost. In addition, many permits will have a \$0.00 valuation because the jurisdiction used some method other than valuation to determine fees, and so the jurisdiction did not log the actual valuation estimate for the permit in question. (This is very common with electrical, plumbing, and mechanical permits).
7. **Evaluate Risk and Mitigation:** BuildFax also provides an analysis of particular risk and risk-mitigating keywords within permit data to flag permits that may be of interest to BuildFax customers. BuildFax analysts have combed through more than 80 million permits with a state-of-the-art text mining engine to come up with the particular risk keyword categories provided on the "risk" tab. Like the "major systems" analysis, the "risk" analysis is imperfect, although usually accurate.
8. **Take Note of the Contractors:** The "contractors" tab lists all of the contractors who have done work on the above address in the jurisdiction's database, along with details about the contractor's activity in the local jurisdiction. For example, you can see how many permits the contractor has pulled in the jurisdiction over a particular date range.
9. **Review the Permit Details:** The "permits" tab lists all of the permits that make up the rest of the Structure PROFILE report. After reviewing major systems, value changes, risk, and contractors, the "permits" tab shows you the full details of all permits over time for the above address.
10. **Follow Up:** The jurisdiction listed on the "summary" tab and the contractors listed on the "contractors" tab are great resources in understanding the permits that have been issued on the above address. If you have questions about particular key words in permit details, or about permitted work in general, BuildFax strongly recommends that you contact the jurisdiction and/or the relevant licensed contractors to find out more.

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20260902205922116559-82D1G3-840551349



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.

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