

4-Point Inspection Form

Insured/Applicant Name: JAVIER GUERRA Application / Policy #: _____
Address Inspected: 18600 SW 127 PL MIAMI FL 33177
Actual Year Built: 1984 Date Inspected: 09/02/2026

Minimum Photo Requirements:

- ☒ Dwelling: Each side ☒ Roof: Each slope ☒ Plumbing: Water heater (incl TPRV), under cabinet plumbing/drains, exposed valves
- ☒ Main electrical service panel with interior door label
- ☒ Electrical box with panel off
- ☒ **All** hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any single strand aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
 - ☐ Active knob and tube
 - ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- * If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
 - ☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 6 years

Year last updated: 2020

Brand/Model: SIEMENS

Second Panel

Panel age: _____

Year last updated: _____

Brand/Model: _____

Wiring Type(s)

- ☒ Copper ☐ Copper Clad AL ☒ NM, BX or Conduit
- ☐ Single Strand AL ☐ Cloth (Knob & Tube) ☐ Other
- ☐ Multistrand AL ☐ Cloth Jacket Rubber Insulated

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: N/A

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2024

Hazards Present

Is a wood-burning stove or central gas fireplace present? ☐ Yes ☒ No Was it professionally installed? ☐ Yes ☐ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 20 / 21 Years

Year last updated: 2006 / 2005

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Garage

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	☒	☐	☐	Toilets	☒	☐	☐
Refrigerator	☒	☐	☐	Sinks	☒	☐	☐
Washing machine	☐	☐	☒	Sump pump	☐	☐	☒
Water heater	☒	☐	☐	Main shut off valve	☒	☐	☐
Showers/Tubs	☒	☐	☐	All other visible	☒	☐	☐

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping Supply System:

 Original to home

 Completely re-piped

 X Partially re-piped

Age of water heater 2016

(Provide year and extent of renovation in the comments below)

2015 NEW BATHROOMS AND KITCHEN

Age of Piping Drain System:

 Original to home

 Completely re-piped

 X Partially re-piped

Type of pipes (check all that apply)

☒ Copper

☒ PVC/CPVC

☐ Galvanized

☐ Cast Iron

☐ Polybutylene

☐ ABS

☐ PEX Year Installed:

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Shingles

Roof age (years): 8 years

Remaining useful life (years): 17 years

Date of last roofing permit: 07-03-2018

Date of last update: 2018

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☒ Satisfactory

☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No (If "yes" explain below)

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years): _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

☐ Full replacement

☐ Partial replacement

% of replacement: _____

Overall condition:

☐ Satisfactory

☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

☐ Cracking

☐ Cupping/curling

☐ Excessive granule loss

☐ Exposed asphalt

☐ Exposed felt

☐ Missing/loose/cracked tabs or tiles

☐ Soft spots in decking

☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☐ No (If "yes" explain below)

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
I certify that the above statements are true and correct.

Ramiro Bernal

Inspector Signature

HOME INSPECTOR

Title

HI-275

License Number

09/02/2026

Date

REBS PROPERTY SPECIALIST LLC

Company Name

HOME INSPECTOR

License Type

305-3034488

Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.

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



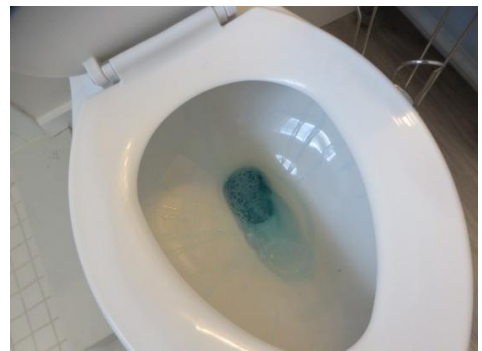
REBS PROPERTY SPECIALIST LLC

Phone: (305) 303-4488

E-Mail: inspectoramiro@gmail.com

Inspection #: **N3323**

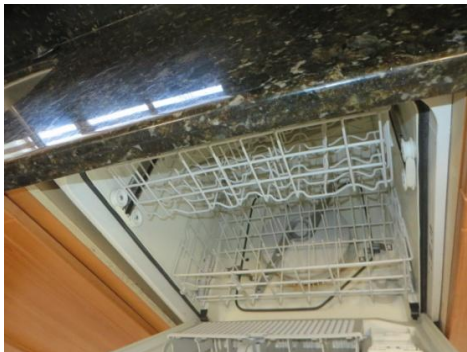
Date of Inspection: **9/2/2026**

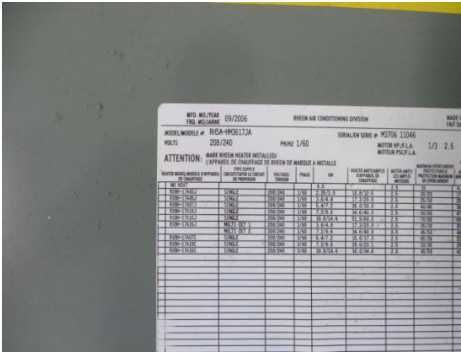




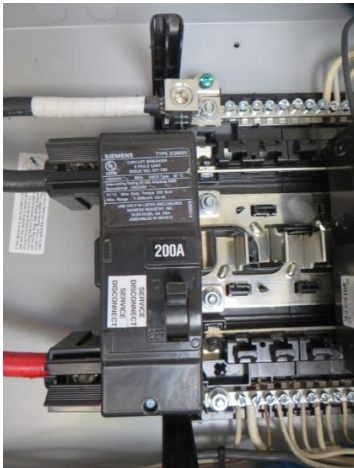
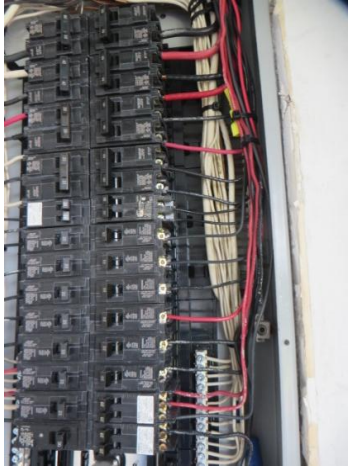
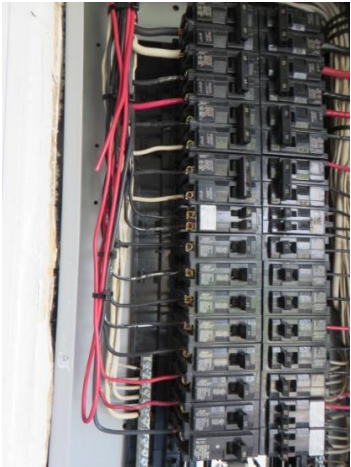














18600 SW 127TH PL MIAMI FL 33177

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.

BUILD FAX 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
House:
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
House:
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
House:
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 SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: 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 SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: 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 SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: 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 SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: 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	

Report Help

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.

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