

CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION

PREMISES #:		SUBJECT OF INSURANCE:	POLICY #:
BUILDING #:		STREET ADDRESS: BLG	
# STORIES:		DESCRIPTION:	
BUILDING TYPE: ☐ II (4 to 6 stories) ☐ III (7 or more stories)			

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): ☐ **Exposure C** or ☐ **Exposure B**

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): ☐ **≥100** or ☐ **≥110** or ☐ **≥120**

Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): ☐ **≥100** or ☐ **≥110** or ☐ **≥120**

Certification for the purpose of establishing the basic **WIND SPEED** or **WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings

Roof Covering Material: _____ **Date of Installation:** _____

☐ **Level A (Non FBC Equivalent) – Type II or III**

One or more roof coverings that do not meet the FBC Equivalent definition requirements below.

☐ **Level B (FBC Equivalent) – Type II or III**

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

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2.

Roof Deck Attachment

☐ **Level A – Wood or Other Deck Type II only**

Roof deck composed of sheets of structural panels (plywood or OSB).

Or

Architectural (non-structural) metal panels that require a solid decking to support weight and loads.

Or

Other roof decks that do not meet Levels B or C below.

☐ **Level B – Metal Deck Type II or III**

Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

☐ **Level C – Reinforced Concrete Roof Deck Type, II or III**

A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3.

Secondary Water Resistance

☐ **Underlayment** A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

☐ **Foamed Adhesive**

A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4.

Opening Protection

☐ **Class A (Hurricane Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:

☐ **SSTD12;**

☐ **ASTM E 1886 and ASTM E 1996;**

☐ **Miami-Dade PA 201, 202, and 203;**

☐ **Florida Building Code TAS 201, 202 and 203.**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

☐ **Class B (Basic Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:

☐ **ASTM E 1886 and ASTM E 1996**

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

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CERTIFICATION

I certify that I hold an active license as a: *(CHECK ONE OF THE FOLLOWING)*

- ☒ **General or building contractor licensed under Section 489.111, Florida Statutes.**
- ☐ **Building code inspector certified under Section 468.607, Florida Statutes.**
- ☐ **Professional architect licensed under Section 481.213, Florida Statutes.**
- ☐ **Professional engineer licensed under Section 471.015, Florida Statutes.**

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

Name of Company:	<u>All-Dade General Construction, Inc. LLC</u>	Phone:	<u>305-910-0151</u>
Name of Inspector	<u>Jose Perez</u>	License Type	<u>CGC</u>
		License #	<u>CGC1334870</u>
Inspection Date:	<u>06/27/2024</u>		
Signature:	<u></u>	Date:	<u>06/27/2024</u>
Applicant /Insured's Signature *:	<u></u>	Date:	<u></u>

*Applicant /Insured's signature must be from the Board President and another member of the board for condo and homeowner's associations or an officer of the named insured for all other business entities.

"Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

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Photos

Elevation Photos



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Roof Deck Attachment



Reinforced Concrete Roof Deck

Roof Covering



Roof View



Roof View



Roof View



6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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.

This property has been found in multiple jurisdictions: Click tabs to isolate individual jurisdictions.

(1) Miami Beach

(2) Miami-Dade County

Property Summary

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

Number of Permits: **35**
Earliest Permit: **May 13, 2016**
Latest Permit: **Aug 10, 2018**
Total Cost of Work: **\$ 155,720.00**
Unique Contractors: **19**

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

City of Miami Beach, Building Department
1700 Convention Center Dr.
Miami Beach, FL 33139
(305) 673-7610
Website: web.miamibeachfl.gov

The data received from this source runs consistently from Mar 01, 1993 through Jun 01, 2024. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **6770 INDIAN CREEK DR 9-E, MIAMI BEACH, FL 331415716**. Note: This report covers 25 property records. Permitting authorities sometimes provide BuildFax with multiple records for an individual property. Typically, this is the result of inconsistent forms of the address, e.g. MAIN ST vs MAIN STREET. The following addresses are represented in this report: 6770 INDIAN CREEK DR 9-E, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 15-H, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 7-G, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 9-S, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 10-P, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 6-H, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR PH-T, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 7-E, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 4-G, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 10-M, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 9-P, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 5-B, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 11-E, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 15-R, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR PH-H, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR TS-P, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 9-H, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 9-J, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR T -C, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR TS-A, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 14-M, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 6-S, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR TS-S, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 10-D, MIAMI BEACH, FL 331415716; 6770 INDIAN CREEK DR 4-A, MIAMI BEACH, FL 331415716



6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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.

This property has been found in multiple jurisdictions: Click tabs to isolate individual jurisdictions.

(1) Miami Beach

(2) Miami-Dade County

Property Summary

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

Number of Permits: **4**
Earliest Permit: **Mar 04, 2013**
Latest Permit: **Apr 17, 2023**
Total Cost of Work: **\$ 56,000.00**
Unique Contractors: **(no data)**

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 May 29, 2024. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **6770 INDIAN CREEK DR 15-K, MIAMI, FL**. Note: This report covers 2 property records. Permitting authorities sometimes provide BuildFax with multiple records for an individual property. Typically, this is the result of inconsistent forms of the address, e.g. MAIN ST vs MAIN STREET. The following addresses are represented in this report: 6770 INDIAN CREEK DR 15-K, MIAMI, FL ; 6770 INDIAN CREEK DR PH-A, MIAMI, FL

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: 20240628120247632784-TQI6AY-683634420



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.

BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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	No major New Construction work detected since Nov 01, 1990		760,849
Alteration/Remodel/Addition ☒	\$ 56,000.00	Apr 17, 2023	1,399,864
Roof	No major Roof work detected since Nov 01, 1990		432,942
Demolition	No major Demolition work detected since Nov 01, 1990		28,405
Building ☒	\$ 56,000.00	Apr 17, 2023	1,428,307
Electrical	No major Electrical work detected since Nov 01, 1990		778,318
Mechanical	No major Mechanical work detected since Nov 01, 1990		325,105
Plumbing	No major Plumbing work detected since Nov 01, 1990		389,911
Pool	No major Pool work detected since Nov 01, 1990		125,580

Major Systems Details

Alteration/Remodel/Addition		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
2020029172	MUNICIPAL GENERAL BUILDING	\$ 18,000.00	Feb 11, 2020	
2021044017	MUNICIPAL GENERAL BUILDING	\$ 12,000.00	Apr 20, 2021	
2023040314	MUNICIPAL GENERAL BUILDING	\$ 26,000.00	Apr 17, 2023	
Building		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
2013026553	MUNICIPAL GENERAL BUILDING	\$ 0.00	Mar 04, 2013	
2020029172	MUNICIPAL GENERAL BUILDING	\$ 18,000.00	Feb 11, 2020	
2021044017	MUNICIPAL GENERAL BUILDING	\$ 12,000.00	Apr 20, 2021	
2023040314	MUNICIPAL GENERAL BUILDING	\$ 26,000.00	Apr 17, 2023	

BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141



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

In addition to any permits listed below, records indicate 1 permits under \$5,000 in valuation.

\$5,000-20,000

Number	Description	Date	Valuation
2020029172	CONCRETE COLUMN REP	Feb 11, 2020	\$ 18,000.00
2021044017	INT. RENO.	Apr 20, 2021	\$ 12,000.00

\$20,000-50,000

Number	Description	Date	Valuation
2023040314	ALT INT	Apr 17, 2023	\$ 26,000.00

\$50,000-100,000

none

greater than 100,000

none

BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141



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 Details

No contractors were associated with the work done on this property. Lack of contractor information could be due to the way the permitting authority stores or reports contractor information, or it could mean that no licensed contractors pulled permits here.



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

2023

Permit #: 2023040314

Permit Type:	MUNICIPAL GENERAL BUILDING	Applied date:	Apr 11, 2023
Description:	ALT INT	Issued date:	Apr 17, 2023
Proposed use:	5 UNITS OR MORE - RESIDENTIAL	Status date:	Apr 17, 2023
Work class:	ALTER - INTERIOR		
Permit class:	COMMERCIAL		
Job Cost:	\$ 26,000.00		

2021

Permit #: 2021044017

Permit Type:	MUNICIPAL GENERAL BUILDING	Applied date:	Oct 16, 2020
Description:	INT. RENO.	Issued date:	Apr 20, 2021
Proposed use:	5 UNITS OR MORE - RESIDENTIAL	Status date:	Apr 20, 2021
Work class:	ALTER - INTERIOR		
Permit class:	COMMERCIAL		
Job Cost:	\$ 12,000.00		

2020

Permit #: 2020029172

Permit Type:	MUNICIPAL GENERAL BUILDING	Applied date:	Feb 05, 2020
Description:	CONCRETE COLUMN REP	Issued date:	Feb 11, 2020
Proposed use:	5 UNITS OR MORE - RESIDENTIAL	Status date:	Feb 11, 2020
Work class:	ALTER - EXTERIOR		
Permit class:	COMMERCIAL		
Job Cost:	\$ 18,000.00		

Inspections

Date Type Result Description

2013

Permit #: 2013026553

Permit Type:	MUNICIPAL GENERAL BUILDING	Issued date:	Mar 04, 2013
Description:	MUNICIPAL GENERAL BUIL	Status date:	Mar 04, 2013
Proposed use:	5 UNITS OR MORE - RESIDENTIAL		
Job Cost:	\$ 0.00		

Inspections

Date Type Result Description

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.

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Report Serial Number: 20240628120247632784-TQI6AY-683634420



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Report Generated on 28th June 2024 12:02PM EDT

This report will be available for approximately 180 days from the date shown above.

Permalink: https://delivery.buildfax.com/reports/files/BuildFaxReport_20240628120247632784-TQI6AY-683634420.html

Report Serial Number: 20240628120247632784-TQI6AY-683634420



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BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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	<i>No major New Construction work detected since Mar 01, 1993</i>		8,680
Alteration/Remodel/Addition ☒	\$ 89,140.00	Feb 23, 2018	129,755
Roof ☒	\$ 1,500.00	May 17, 2016	21,810
Demolition	<i>No major Demolition work detected since Mar 01, 1993</i>		16,486
Building ☒	\$ 140,280.00	Aug 10, 2018	175,026
Electrical ☒	\$ 2,000.00	May 25, 2017	83,321
Mechanical	<i>No major Mechanical work detected since Mar 01, 1993</i>		38,039
Plumbing ☒	\$ 27,800.00	Feb 09, 2018	59,098
Pool	<i>No major Pool work detected since Mar 01, 1993</i>		18,331

Major Systems Details

Alteration/Remodel/Addition		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
ACC1700542	AC - Commercial	\$ 1,200.00	Feb 08, 2017	OSBEL RODRIGUEZ
BC1703482	Building - Commercial	\$ 40,000.00	Mar 28, 2017	RENATO ARANA
BC1703590	Building - Commercial	\$ 4,500.00	Apr 03, 2017	JESUS CARMENATE
PLC1701775	Plumbing - Commercial	\$ 500.00	Apr 03, 2017	JESUS CARMENATE
BC1703692	Building - Commercial	\$ 9,500.00	Apr 17, 2017	CARLOS HERNANDEZ JR
PLC1701864	Plumbing - Commercial	\$ 800.00	Apr 26, 2017	JOSE PALACIOS
ELC1702412	Electrical - Commercial	\$ 2,000.00	May 25, 2017	NESTOR CORVEA
BC1806327	Building - Commercial	\$ 26,500.00	Feb 09, 2018	FERNANDO ARIAS
ACC1801252	AC - Commercial	\$ 4,140.00	Feb 23, 2018	JAVIER FERNANDEZ
Roof		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
RFC0516-0019	Roofing - Commercial	\$ 1,500.00	May 17, 2016	
Building		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
BC0516-0213	Building - Commercial	\$ 2,000.00	May 13, 2016	RENATO ARANA
BC0516-0221	Building - Commercial	\$ 1,000.00	May 13, 2016	GUSTAVO ASMAN
BC0516-0217	Building - Commercial	\$ 2,500.00	May 18, 2016	RENATO ARANA
BC0516-0071	Building - Commercial	\$ 10,300.00	Jun 15, 2016	CESPEDES DOMINGO
BC0516-0119	Building - Commercial	\$ 11,400.00	Jun 15, 2016	CESPEDES DOMINGO
BC0816-1323	Building - Commercial	\$ 3,000.00	Aug 04, 2016	RENATO ARANA
BC0816-1458	Building - Commercial	\$ 0.00	Sep 20, 2016	DIETER ARANDA
BC0916-1837	Building - Commercial	\$ 0.00	Sep 27, 2016	RENATO ARANA
BC1602044	Building - Commercial	\$ 2,300.00	Oct 18, 2016	RENATO ARANA
BC1602026	Building - Commercial	\$ 2,300.00	Oct 19, 2016	RENATO ARANA
BC1602030	Building - Commercial	\$ 2,300.00	Oct 19, 2016	RENATO ARANA
BC1602635	Building - Commercial	\$ 6,500.00	Dec 14, 2016	JAVIER ALFARO
BC0716-0898	Building - Commercial	\$ 2,800.00	Dec 15, 2016	RENATO ARANA
BC1702834	Building - Commercial	\$ 2,300.00	Jan 11, 2017	RENATO ARANA
BC1703173	Building - Commercial	\$ 2,200.00	Feb 16, 2017	RENATO ARANA
BC1703207	Building - Commercial	\$ 2,200.00	Feb 23, 2017	GUSTAVO ASMAN

BC1703190	Building - Commercial	\$ 1,200.00	Mar 03, 2017	RENATO ARANA
BC1703400	Building - Commercial	\$ 2,280.00	Mar 13, 2017	RENATO ARANA
BC1703482	Building - Commercial	\$ 40,000.00	Mar 28, 2017	RENATO ARANA
BC1703559	Building - Commercial	\$ 2,300.00	Mar 28, 2017	GUSTAVO ASMAN
BC1703590	Building - Commercial	\$ 4,500.00	Apr 03, 2017	JESUS CARMENATE
BC1703692	Building - Commercial	\$ 9,500.00	Apr 17, 2017	CARLOS HERNANDEZ JR
BC1704705	Building - Commercial	\$ 3,000.00	Jul 18, 2017	RENATO ARANA
BC1806327	Building - Commercial	\$ 26,500.00	Feb 09, 2018	FERNANDO ARIAS
BC1808439	Building - Commercial	\$ 4,000.00	Aug 01, 2018	RAFAEL ALUJAS
BC1808440	Building - Commercial	\$ 4,000.00	Aug 01, 2018	RAFAEL ALUJAS
BC1808522	Building - Commercial	\$ 3,000.00	Aug 10, 2018	RAFAEL ALUJAS

Electrical Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
ELC1702412	Electrical - Commercial	\$ 2,000.00	May 25, 2017	NESTOR CORVEA

Plumbing Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
PLC1701775	Plumbing - Commercial	\$ 500.00	Apr 03, 2017	JESUS CARMENATE
PLC1701864	Plumbing - Commercial	\$ 800.00	Apr 26, 2017	JOSE PALACIOS
BC1806327	Building - Commercial	\$ 26,500.00	Feb 09, 2018	FERNANDO ARIAS



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

In addition to any permits listed below, records indicate 28 permits under \$5,000 in valuation.

\$5,000-20,000

Number	Description	Date	Valuation
BC0516-0071	UNIT#9S---Taking existing windows out re...	Jun 15, 2016	\$ 10,300.00
BC0516-0119	Unit# 10P Replacing windows to impact wi...	Jun 15, 2016	\$ 11,400.00
BC1602635	UNIT 5B REPLACEMENT IMPACT (2) WINDOWS (...)	Dec 14, 2016	\$ 6,500.00
RV1702204	UNIT 5B bc1602635 Revision opening # 1 2...	Feb 13, 2017	\$ 6,500.00
BC1703692	UNIT#TC--Replace flooring, convert tub t...	Apr 17, 2017	\$ 9,500.00

\$20,000-50,000

Number	Description	Date	Valuation
BC1703482	US2017-01064/#TS-P/Tile replacement on l...	Mar 28, 2017	\$ 40,000.00
BC1806327	Unit 14m/ Apartment Remodeling (Interior...	Feb 09, 2018	\$ 26,500.00

\$50,000-100,000

none

greater than 100,000

none

BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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 no	yes	National Frequency
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.		✓	5 / 1000

Risk Details

Check: Wind Damage Prevention

Indication of whether work was done that would impact a structure's ability to withstand damage due to a wind event.

Number	Description	Date
ELC1702412	BC1703482/US2017-01064/#TS-P/Remodeling ...	May 25, 2017

BuildFax Report: 6770 INDIAN CREEK DR MIAMI BEACH FL 33141

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
JAVIER FERNANDEZ (RAIRCON CORP)	859	Nov 19, 2010	Apr 29, 2020
NESTOR CORVEA (INDUSTRIAL ELECTRICAL SYSTEMS CORP)	450	Jan 15, 2009	Feb 18, 2020
RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)	144	Jun 27, 2012	Jun 26, 2020
JESUS CARMENATE (ENGINEERED SYSTEMS SOLUTIONS LLC)	62	Aug 15, 2016	Jun 09, 2020
RAFAEL ALUJAS (UNION GENERAL CONTRACTORS INC)	37	Jun 11, 2018	Jan 08, 2020
GUSTAVO ASMAN ()	30	Mar 09, 2016	Nov 13, 2018
JAVIER ALFARO (VICTORI INC)	25	Mar 09, 2016	Jan 30, 2019
FERNANDO ARIAS (DRAAM CONSTRUCTION INC)	23	May 12, 2016	Aug 26, 2019
ALIOSKAR GANEM (ALIOSKAR GANEM)	22	Feb 02, 2015	Jan 22, 2018
DIETER ARANDA (A-1 INTERIOR WORKS INC)	20	Sep 20, 2016	Feb 11, 2020
OSBEL RODRIGUEZ ()	20	Sep 29, 2016	Oct 24, 2019
CESPEDES DOMINGO (HURRICANE HOME PROTECTION INC)	17	Jun 15, 2016	Jul 03, 2019
CARLOS HERNANDEZ JR ()	15	May 13, 2016	Oct 18, 2017
JOSE PALACIOS (PC PLUMBING GROUP INC)	11	Jun 27, 2016	Jun 14, 2018
RAUL JULIO FRANCES RAUL JULIO FRANCES ()	3	Sep 20, 2016	Sep 22, 2017
Domingo Cespedes (Hurricane Home Protection)	2	Jun 15, 2016	Jun 15, 2016
NUBIA CONSUELO RAGONE ()	2	Feb 08, 2017	Feb 16, 2017
TENNESEE BACELLAR ()	2	Mar 13, 2017	Mar 28, 2017
SRDJAN RELJIN ()	2	Jul 18, 2017	Oct 16, 2017

Contractor Details

Contractor: JAVIER FERNANDEZ (RAIRCON CORP)

Maximum date: Apr 29, 2020
 Minimum date: Nov 19, 2010
 Permit count: 859

Contractor: NESTOR CORVEA (INDUSTRIAL ELECTRICAL SYSTEMS CORP)

Maximum date: Feb 18, 2020
 Minimum date: Jan 15, 2009
 Permit count: 450

Contractor: RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Maximum date: Jun 26, 2020
 Minimum date: Jun 27, 2012
 Permit count: 144

Contractor: JESUS CARMENATE (ENGINEERED SYSTEMS SOLUTIONS LLC)

Maximum date: Jun 09, 2020
 Minimum date: Aug 15, 2016
 Permit count: 62

Contractor: RAFAEL ALUJAS (UNION GENERAL CONTRACTORS INC)

Maximum date: Jan 08, 2020
 Minimum date: Jun 11, 2018
 Permit count: 37

Contractor: GUSTAVO ASMAN ()

Maximum date: Nov 13, 2018
 Minimum date: Mar 09, 2016
 Permit count: 30

Contractor: JAVIER ALFARO (VICTORI INC)

Maximum date: Jan 30, 2019
 Minimum date: Mar 09, 2016
 Permit count: 25

Contractor: FERNANDO ARIAS (DRAAM CONSTRUCTION INC)

Maximum date: Aug 26, 2019
Minimum date: May 12, 2016
Permit count: 23

Contractor: ALIOSKAR GANEM (ALIOSKAR GANEM)

Maximum date: Jan 22, 2018
Minimum date: Feb 02, 2015
Permit count: 22

Contractor: DIETER ARANDA (A-1 INTERIOR WORKS INC)

Maximum date: Feb 11, 2020
Minimum date: Sep 20, 2016
Permit count: 20

Contractor: OSBEL RODRIGUEZ ()

Maximum date: Oct 24, 2019
Minimum date: Sep 29, 2016
Permit count: 20

Contractor: CESPEDES DOMINGO (HURRICANE HOME PROTECTION INC)

Maximum date: Jul 03, 2019
Minimum date: Jun 15, 2016
Permit count: 17

Contractor: CARLOS HERNANDEZ JR ()

Maximum date: Oct 18, 2017
Minimum date: May 13, 2016
Permit count: 15

Contractor: JOSE PALACIOS (PC PLUMBING GROUP INC)

Maximum date: Jun 14, 2018
Minimum date: Jun 27, 2016
Permit count: 11

Contractor: RAUL JULIO FRANCES RAUL JULIO FRANCES ()

Maximum date: Sep 22, 2017
Minimum date: Sep 20, 2016
Permit count: 3

Contractor: Domingo Cespedes (Hurricane Home Protection)

Maximum date: Jun 15, 2016
Minimum date: Jun 15, 2016
Permit count: 2

Contractor: NUBIA CONSUELO RAGONE ()

Maximum date: Feb 16, 2017
Minimum date: Feb 08, 2017
Permit count: 2

Contractor: TENNESEE BACELLAR ()

Maximum date: Mar 28, 2017
Minimum date: Mar 13, 2017
Permit count: 2

Contractor: SRDJAN RELJIN ()

Maximum date: Oct 16, 2017
Minimum date: Jul 18, 2017
Permit count: 2



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

2018

Permit #: BC1808522

Permit Type: Building - Commercial
Description: Unit#4A / Impact sliding doors in balcony
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 3,000.00

Applied date: Aug 09, 2018
Issued date: Aug 10, 2018
Completed date: Aug 20, 2018
Status date: Aug 10, 2018

Contractors

RAFAEL ALUJAS (UNION GENERAL CONTRACTORS INC)

Permit #: BC1808439

Permit Type: Building - Commercial
Description: TS-S/ Installation of hurricane impact sliding glass door and (4) windows.
Work class: Windows/Doors
Permit status: Issued
Total sq ft: .00
Job Cost: \$ 4,000.00

Applied date: Aug 01, 2018
Issued date: Aug 01, 2018
Status date: Aug 01, 2018

Contractors

RAFAEL ALUJAS (UNION GENERAL CONTRACTORS INC)

Permit #: BC1808440

Permit Type: Building - Commercial
Description: UNIT#10D / INSTALLATION OF HURRICANE IMPACT SLIDING DOOR (1) AND WINDOWS (2)
Work class: Windows/Doors
Permit status: Issued
Total sq ft: .00
Job Cost: \$ 4,000.00

Applied date: Aug 01, 2018
Issued date: Aug 01, 2018
Status date: Aug 01, 2018

Contractors

RAFAEL ALUJAS (UNION GENERAL CONTRACTORS INC)

Permit #: ACC1801252

Permit Type: AC - Commercial
Description: Unit 65/ Exact change out WFC 2 ton left return.
Work class: Alteration
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 4,140.00

Applied date: Feb 23, 2018
Issued date: Feb 23, 2018
Completed date: Mar 21, 2018
Status date: Feb 23, 2018

Contractors

JAVIER FERNANDEZ (RAIRCON CORP)

Permit #: BC1806327

Permit Type: Building - Commercial
Type:

Applied date: Jan 11, 2018
Issued date: Feb 09, 2018

Description: Unit 14m/ Apartment Remodeling (Interior Alteration)/New floor tile/New kitchen and Bathroom/Cabinets/New plumbing Fixtures, New GFCI outlets in kitchen and bathroom.

Work class: Alteration (w/o Phased)

Permit Issued

status:

Total sq ft: 805.00

Job Cost: \$ 26,500.00

Status date: Feb 09, 2018

Contractors

FERNANDO ARIAS (DRAAM CONSTRUCTION INC)

2017

Permit #: BC1704705

Permit Building - Commercial

Type:

Description: UNIT# TS-A/REPLACE WINDOWS AND DOORS FOR HURRICANE IMPACT

Work class: Windows/Doors

Permit Finaled

status:

Total sq ft: .00

Job Cost: \$ 3,000.00

Applied date: Jul 18, 2017

Issued date: Jul 18, 2017

Completed date: Sep 01, 2017

Status date: Jul 18, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

SRDJAN RELJIN ()

Permit #: RV1703617

Permit Type: Revision

Description: BC1703190/ REVISION TO CHANGE OF NOA

Work class: General

Permit status: Finaled

Total sq ft: .00

Job Cost: \$ 0.00

Applied date: Jul 07, 2017

Issued date: Jul 07, 2017

Completed date: Jul 07, 2017

Status date: Jul 07, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: ELC1702412

Permit Electrical - Commercial

Type:

Description: BC1703482/US2017-01064/#TS-P/Remodeling according to approved plans. Replace electrical panel, lighting fixtures installation, switches and outlets replacement.

Work class: Alteration

Permit Finaled

status:

Total sq ft: 800.00

Job Cost: \$ 2,000.00

Applied date: May 15, 2017

Issued date: May 25, 2017

Completed date: Aug 30, 2017

Status date: May 25, 2017

Contractors

NESTOR CORVEA (INDUSTRIAL ELECTRICAL SYSTEMS CORP)

Permit #: PLC1701864

Permit Plumbing - Commercial

Type:

Description: bc1703692/ UNIT#TC/ new water valve and new shower pan

Work class: Alteration

Applied date: Apr 21, 2017

Issued date: Apr 26, 2017

Completed date: Jun 02, 2017

Status date: Apr 26, 2017

Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 800.00

Contractors

JOSE PALACIOS (PC PLUMBING GROUP INC)

Permit #: BC1703692

Permit Building - Commercial
Type:
Description: UNIT#TC--Replace flooring, convert tub to
 shower, retile bathroom paint unit
Work class: Alteration (w/o Phased)
Permit Finaled
status:
Total sq ft: 60.00
Job Cost: \$ 9,500.00

Applied date: Apr 11, 2017
Issued date: Apr 17, 2017
Completed date: Jun 05, 2017
Status date: Apr 17, 2017

Contractors

CARLOS HERNANDEZ JR ()

Permit #: BC1703590

Permit Building - Commercial
Type:
Description: unit# 9J Replace bathroom tiling, bathtub and
 cabinets at same location.
Work class: Alteration (w/o Phased)
Permit Finaled
status:
Total sq ft: 160.00
Job Cost: \$ 4,500.00

Applied date: Mar 30, 2017
Issued date: Apr 03, 2017
Completed date: Apr 26, 2017
Status date: Apr 03, 2017

Contractors

JESUS CARMENATE (ENGINEERED SYSTEMS SOLUTIONS LLC)

Permit #: PLC1701775

Permit Type: Plumbing - Commercial
Description: BC1703590/unit# 9J /REPLACE FIXTURES
Work class: Alteration
Permit status: Finaled
Total sq ft: 160.00
Job Cost: \$ 500.00

Applied date: Apr 03, 2017
Issued date: Apr 03, 2017
Completed date: Apr 26, 2017
Status date: Apr 03, 2017

Contractors

JESUS CARMENATE (ENGINEERED SYSTEMS SOLUTIONS LLC)

Permit #: BC1703482

Permit Building - Commercial
Type:
Description: US2017-01064/#TS-P/Tile replacement on living
 room and bathroom, install spotlights, replace
 electric panel, replace bathroom fixtures. Replace
 existing flooring as shown, remodel existing
 bathroom and kitchen. No mechanical. To correct
 violation.
Work class: Alteration (w/o Phased)
Permit Finaled
status:
Total sq ft: 800.00
Job Cost: \$ 40,000.00

Applied date: Mar 21, 2017
Issued date: Mar 28, 2017
Completed date: May 15, 2018
Status date: Mar 28, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC1703559

Permit Type: Building - Commercial
Type:
Description: Unit #9H/Tile installation in kitchen, bedroom and living room.
Work class: Flooring
Permit status: Finaled
Total sq ft: 6500.00
Job Cost: \$ 2,300.00

Applied date: Mar 28, 2017
Issued date: Mar 28, 2017
Completed date: Apr 18, 2017
Status date: Mar 28, 2017

ContractorsGUSTAVO ASMAN ()
TENNESEE BACELLAR ()**Permit #: BC1703400**

Permit Type: Building - Commercial
Description: #9H/Change windows and doors balcony (2 open)
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 2,280.00

Applied date: Mar 13, 2017
Issued date: Mar 13, 2017
Completed date: Apr 27, 2017
Status date: Mar 13, 2017

ContractorsRENATO ARANA (RAMI CONSTRUCTION GROUP, INC)
TENNESEE BACELLAR ()**Permit #: BC1703190**

Permit Type: Building - Commercial
Description: CHANGE DOOR IN BALCONY (1 OPENNING)
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 1,200.00

Applied date: Feb 21, 2017
Issued date: Mar 03, 2017
Completed date: Nov 08, 2018
Status date: Mar 03, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC1703207

Permit Type: Building - Commercial
Type:
Description: Unit# 15-R Change floor: no Bathroom (no balcony). 750 sq. ft.
Work class: Flooring
Permit status: Finaled
Total sq ft: 750.00
Job Cost: \$ 2,200.00

Applied date: Feb 21, 2017
Issued date: Feb 23, 2017
Completed date: Mar 31, 2017
Status date: Feb 23, 2017

Contractors

GUSTAVO ASMAN ()

Permit #: BC1703173

Permit Type: Building - Commercial
Type:

Applied date: Feb 16, 2017
Issued date: Feb 16, 2017

Description: change 2 1 IMPACT DOOR AND 1 IMPACT WINDOW./2 OPNGS
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 2,200.00

Completed date: Mar 02, 2017
Status date: Feb 16, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)
NUBIA CONSUELO RAGONE ()

Permit #: RV1702204

Permit Revision
Type:
Description: UNIT 5B bc1602635 Revision opening # 1 2 3 new NOA
Work class: General
Permit Finaled
status:
Total sq ft: 105.00
Job Cost: \$ 6,500.00

Applied date: Feb 13, 2017
Issued date: Feb 13, 2017
Completed date: Feb 13, 2017
Status date: Feb 13, 2017

Permit #: ACC1700542

Permit AC - Commercial
Type:
Description: Unit PH-H Replace existing 1.5 ton chilled water air conditioner
Work class: Alteration
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 1,200.00

Applied date: Feb 07, 2017
Issued date: Feb 08, 2017
Completed date: Mar 21, 2017
Status date: Feb 08, 2017

Contractors

OSBEL RODRIGUEZ ()
NUBIA CONSUELO RAGONE ()

Permit #: BC1702834

Permit Type: Building - Commercial
Description: #15R/1 door, 1 window.
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 2,300.00

Applied date: Jan 11, 2017
Issued date: Jan 11, 2017
Completed date: Jan 24, 2017
Status date: Jan 11, 2017

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

2016

Permit #: BC0716-0898

Permit Building - Commercial
Type:
Description: 11-E/Hurricane impact sliding glass doors/ installation on balcony 1 door 4 openings.
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 2,800.00

Applied date: Jul 01, 2016
Issued date: Dec 15, 2016
Completed date: Jan 24, 2017
Status date: Dec 15, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC1602635

Permit Building - Commercial
Type:
Description: UNIT 5B REPLACEMENT IMPACT (2) WINDOWS
(1) DOOR
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: 105.00
Job Cost: \$ 6,500.00

Applied date: Dec 14, 2016
Issued date: Dec 14, 2016
Completed date: Mar 07, 2017
Status date: Dec 14, 2016

Contractors

JAVIER ALFARO (VICTORI INC)

Permit #: BC1602026

Permit Building - Commercial
Type:
Description: Unit# 10 Impact sliding doors installation in
balcony (1) openings
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 2,300.00

Applied date: Oct 17, 2016
Issued date: Oct 19, 2016
Completed date: Oct 24, 2016
Status date: Oct 19, 2016

ContractorsRENATO ARANA (RAMI CONSTRUCTION GROUP, INC)
ALIOSKAR GANEM (ALIOSKAR GANEM)**Permit #: BC1602030**

Permit Building - Commercial
Type:
Description: 9P/Impact sliding doors and window installation
(3 openings).
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 2,300.00

Applied date: Oct 17, 2016
Issued date: Oct 19, 2016
Completed date: Jan 13, 2017
Status date: Oct 19, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC1602044

Permit Building - Commercial
Type:
Description: Unit # 4G--- Impact 1 Sliding Doors Installations,
Impact 1 Window Installations in bedroom.
Work class: Windows/Doors
Permit Finaled
status:
Total sq ft: .00
Job Cost: \$ 2,300.00

Applied date: Oct 18, 2016
Issued date: Oct 18, 2016
Completed date: Oct 28, 2016
Status date: Oct 18, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC0916-1837

Permit Type: Building - Commercial
Work class: Windows/Doors
Job Cost: \$ 0.00

Issued date: Sep 27, 2016
Completed date: Oct 28, 2016
Status date: Sep 27, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)
ALIOSKAR GANEM (ALIOSKAR GANEM)

Permit #: BC0816-1458

Permit Type: Building - Commercial
Work class: Windows/Doors
Job Cost: \$ 0.00

Issued date: Sep 20, 2016
Completed date: Sep 30, 2016
Status date: Sep 20, 2016

Contractors

DIETER ARANDA (A-1 INTERIOR WORKS INC)
RAUL JULIO FRANCES RAUL JULIO FRANCES ()

Permit #: BC0816-1323

Permit Type: Building - Commercial
Description: Unit 6H / 1 Window installation and 1 door balcony
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 3,000.00

Applied date: Aug 03, 2016
Issued date: Aug 04, 2016
Completed date: Aug 25, 2016
Status date: Aug 04, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC0516-0071

Permit Type: Building - Commercial
Description: UNIT#9S---Taking existing windows out replacing with impact CGI brand
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: 131.00
Job Cost: \$ 10,300.00

Applied date: May 04, 2016
Issued date: Jun 15, 2016
Completed date: Sep 29, 2016
Status date: Jun 15, 2016

Contractors

CESPEDES DOMINGO (HURRICANE HOME PROTECTION INC)
Domingo Cespedes (Hurricane Home Protection)

Permit #: BC0516-0119

Permit Type: Building - Commercial
Description: Unit# 10P Replacing windows to impact windows as well as adding sliding glass door
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 11,400.00

Applied date: May 06, 2016
Issued date: Jun 15, 2016
Completed date: Dec 01, 2016
Status date: Jun 15, 2016

Contractors

CESPEDES DOMINGO (HURRICANE HOME PROTECTION INC)
Domingo Cespedes (Hurricane Home Protection)

Permit #: BC0516-0217

Permit Type: Building - Commercial
Description: UNIT #7-G-REPLACE 2 IMPACR WINDOW AND 1 SLIDING DOOR.
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 2,500.00

Applied date: May 13, 2016
Issued date: May 18, 2016
Completed date: May 18, 2016
Status date: May 18, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: RFC0516-0019

Permit Type: Roofing - Commercial
Work class: Waterproofing
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 1,500.00

Applied date: May 13, 2016
Issued date: May 17, 2016
Completed date: Sep 27, 2016
Status date: May 17, 2016

Permit #: BC0516-0213

Permit Type: Building - Commercial
Work class: Windows/Doors
Permit status: Finaled
Total sq ft: .00
Job Cost: \$ 2,000.00

Applied date: May 13, 2016
Issued date: May 13, 2016
Completed date: Jun 30, 2016
Status date: May 13, 2016

Contractors

RENATO ARANA (RAMI CONSTRUCTION GROUP, INC)

Permit #: BC0516-0221

Permit Type: Building - Commercial
Work class: Flooring
Permit status: Finaled
Total sq ft: 60.00
Job Cost: \$ 1,000.00

Applied date: May 13, 2016
Issued date: May 13, 2016
Completed date: Sep 27, 2016
Status date: May 13, 2016

Contractors

GUSTAVO ASMAN ()



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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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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