



FLORIDIAN PROPERTY CONSULTANTS

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Jade Ortiz

16362 SW 94th St, Miami, FL 33196

08/19/2026



House Number

4-Point Inspection Form

Insured/Applicant Name: Jade Ortiz Application / Policy #: _____
Address Inspected: 16362 SW 94th St, Miami, FL 33196
Actual Year Built: 1996 Date Inspected: 08/19/2026

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 aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 150

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

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

Supplemental information

Main Panel

Panel age: 30 years

Year last updated: 1996

Brand/Model: Square-D

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: _____

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

Date of last HVAC servicing/inspection: N/A

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: 3 years

Year last updated: 2023

(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 - Tankless

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:

X Original to home

 Completely re-piped

X Partially re-piped

Age of water heater 10 years

Age of Piping Drain System:

X Original to home

 Completely re-piped

X Partially re-piped

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

2016. The plumbing under sinks and valves have been partially updated in kitchen and bathrooms.

Type of pipes (check all that apply).

☒ Copper ☐ PEX Year Installed: _____

☒ PVC/CPVC ☐ Other (specify): _____

☐ Galvanized

☐ Cast Iron

☐ Polybutylene

☐ ABS

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: Cement tiles

Roof age (years): 30 years

Remaining useful life (years): 5 years

Date of last roofing permit: 07/03/1996

Date of last update: 07/03/1996

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: Membrane flat

Roof age (years): 3 years

Remaining useful life (years): 12 years

Date of last roofing permit: 07/03/1996

Date of last update: 2023 Est.

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):*

Tile roof has normal wear due to age. No signs of damage or leaks were found at this time.

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.


Inspector Signature

President
Title

HI 2159
License Number

08/19/2026
Date

Floridian Property Consultants
Company Name

Licensed Home Inspector
License Type

954-944-3305
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

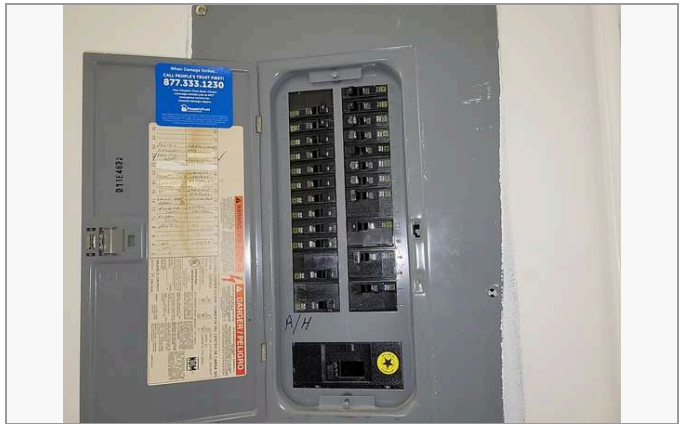
This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- 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

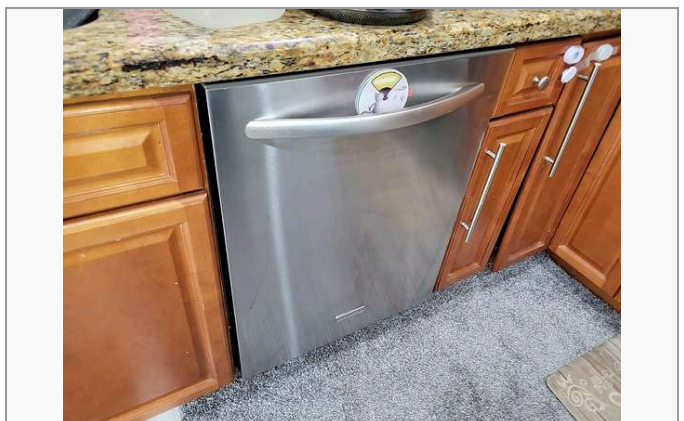
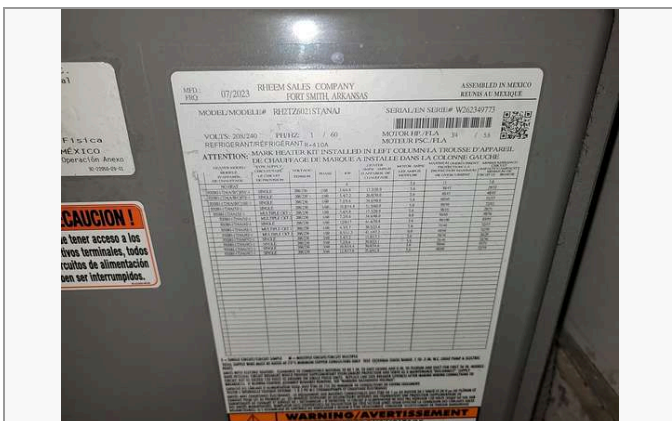
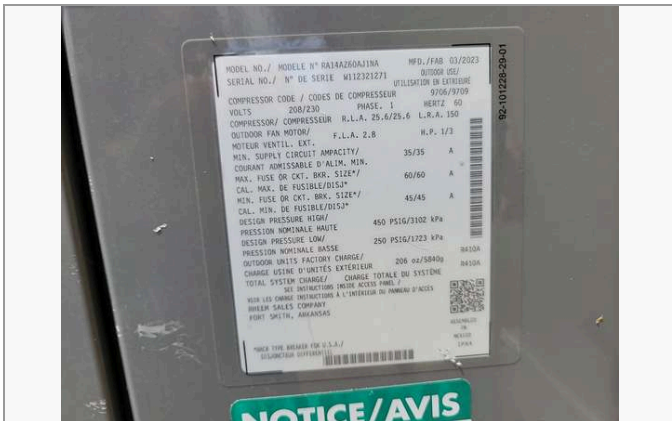
Note to All Agents

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.

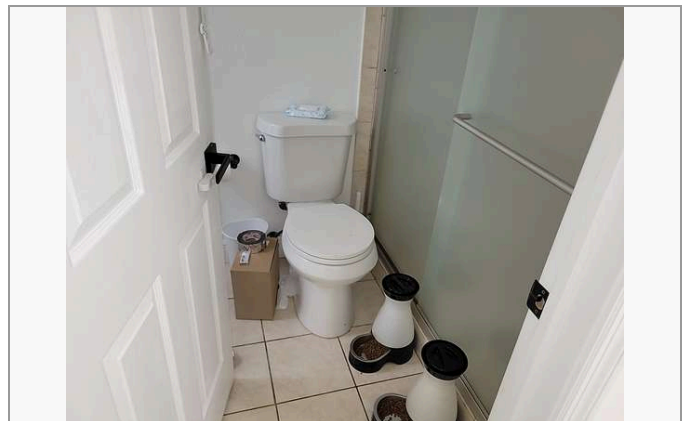
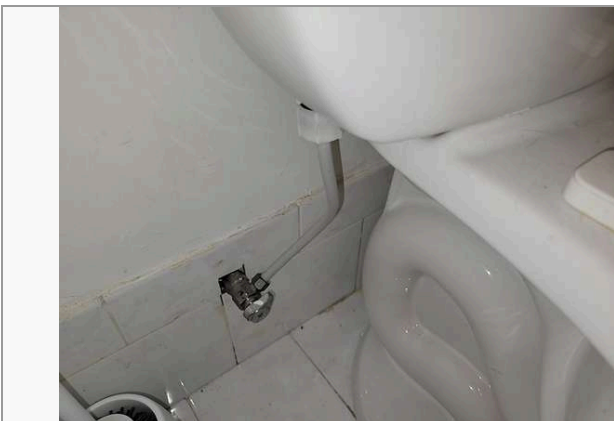
4-Point Inspection Form



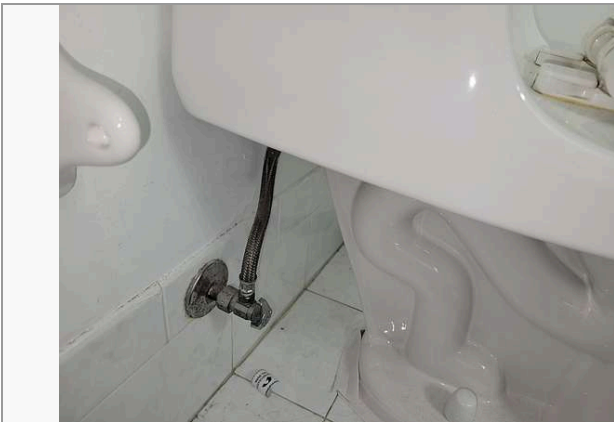
4-Point Inspection Form



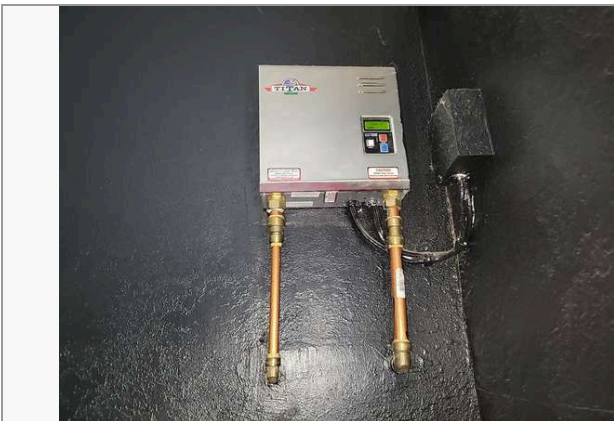
4-Point Inspection Form



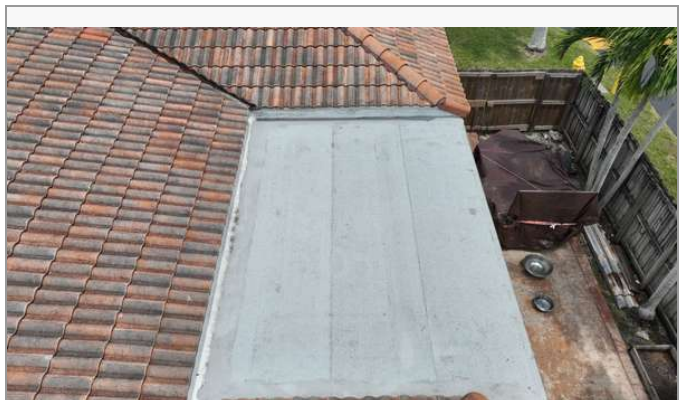
4-Point Inspection Form



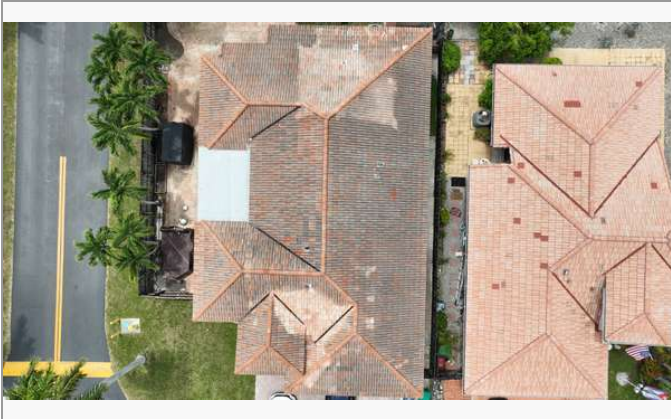
4-Point Inspection Form



4-Point Inspection Form



4-Point Inspection Form





16362 SW 94TH ST MIAMI FL 33196

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: **12**
Earliest Permit: **May 14, 1996**
Latest Permit: **Oct 05, 2016**
Total Cost of Work: **\$ 0.00**
Unique Contractors: **10**

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: **16362 SW 94 ST, , .**

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: 20260820092209452111-TIQOIK-838026181



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	Jul 03, 1996	826,770
Alteration/Remodel/Addition	✓ \$ 0.00	Sep 08, 1998	1,489,767
Roof	✓ \$ 0.00	Jul 03, 1996	458,727
Demolition	No major Demolition work detected since Nov 01, 1990		32,689
Building	✓ \$ 0.00	Sep 29, 2016	1,515,055
Electrical	✓ \$ 0.00	Oct 05, 2016	808,572
Mechanical	✓ \$ 0.00	May 16, 1996	336,837
Plumbing	✓ \$ 0.00	May 15, 1996	402,022
Pool	No major Pool work detected since Nov 01, 1990		133,785

Major Systems Details

New Construction Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995103624	BUILDING	\$ 0.00	May 14, 1996	SHOJAE MASOUD
1996082309	PLUMBING	\$ 0.00	May 15, 1996	A C M CORPORATION
1996082345	ELECTRICAL	\$ 0.00	May 15, 1996	LEXI GROUP INC
1996082998	MECHANICAL	\$ 0.00	May 16, 1996	OSCAR AIR CONDITIONING INC
1996100338	BUILDING	\$ 0.00	Jul 03, 1996	DUQTER CORPORATION

Alteration/Remodel/Addition Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1996107794	ELECTRICAL	\$ 0.00	Jul 24, 1996	GIBRALTAR SECURITY ALARM SYSTEMS
1996109766	BUILDING	\$ 0.00	Jul 29, 1996	SHOJAE MASOUD
1996121542	BUILDING	\$ 0.00	Aug 28, 1996	STORM STOPPER SHUTTERS, INC
1998113305	BUILDING	\$ 0.00	Sep 08, 1998	EBENEZER FENCE INC

Roof Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1996100338	BUILDING	\$ 0.00	Jul 03, 1996	DUQTER CORPORATION

Building Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995103624	BUILDING	\$ 0.00	May 14, 1996	SHOJAE MASOUD
1996100338	BUILDING	\$ 0.00	Jul 03, 1996	DUQTER CORPORATION
1996109766	BUILDING	\$ 0.00	Jul 29, 1996	SHOJAE MASOUD
1996121542	BUILDING	\$ 0.00	Aug 28, 1996	STORM STOPPER SHUTTERS, INC
1998113305	BUILDING	\$ 0.00	Sep 08, 1998	EBENEZER FENCE INC
2016062621	BUILDING	\$ 0.00	Aug 22, 2016	
2016069966	BUILDING	\$ 0.00	Sep 29, 2016	

Electrical Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1996082345	ELECTRICAL	\$ 0.00	May 15, 1996	LEXI GROUP INC
1996107794	ELECTRICAL	\$ 0.00	Jul 24, 1996	GIBRALTAR SECURITY ALARM SYSTEMS
2017000566	ELECTRICAL	\$ 0.00	Oct 05, 2016	OSCAR & SON ELECTRIC INC

Mechanical Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
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1996082998	MECHANICAL	\$ 0.00	May 16, 1996	OSCAR AIR CONDITIONING INC
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Plumbing

Associated permits - [click to view details](#)

Number	Type	Valuation	Date	Contractor
1996082309	PLUMBING	\$ 0.00	May 15, 1996	A C M CORPORATION



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 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.		✓	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

Risk Details

Check: Security Systems

Indication that work has been done involving a security system / burglar alarm.

Number	Description	Date
1996107794	BURGLAR ALARM	Jul 24, 1996

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
(unknown)	63902	Jun 02, 2011	Dec 11, 2020
OSCAR AIR CONDITIONING INC (MIAMI, FL)	28560	Nov 25, 1985	Jun 25, 2026
LEXI GROUP INC	15503	Sep 23, 1991	Aug 03, 2015
A C M CORPORATION	9275	Dec 22, 1986	Nov 20, 2008
DUQTER CORPORATION	8110	Sep 05, 1991	Nov 28, 2011
SHOJAE MASOUD	5854	May 30, 1989	Jul 12, 2007
EBENEZER FENCE INC (MIAMI, FL)	737	Sep 11, 1995	Nov 06, 2025
OSCAR & SON ELECTRIC INC (FLORIDA CITY, FL)	718	Feb 01, 1993	Apr 15, 2026
STORM STOPPER SHUTTERS, INC	645	Aug 07, 1996	Dec 16, 1999
GIBRALTAR SECURITY ALARM SYSTEMS	492	Apr 10, 1989	Mar 16, 1998

Contractor Details

Contractor: (unknown)

Maximum date: Dec 11, 2020
 Minimum date: Jun 02, 2011
 Permit count: 63902

Contractor: OSCAR AIR CONDITIONING INC

Address: 6540 NW 84 AVE
 City: MIAMI
 State: FL
 Zipcode: 33166
 Maximum date: Jun 25, 2026
 Minimum date: Nov 25, 1985
 Permit count: 28560

Contractor: LEXI GROUP INC

Maximum date: Aug 03, 2015
 Minimum date: Sep 23, 1991
 Permit count: 15503

Contractor: A C M CORPORATION

Maximum date: Nov 20, 2008
 Minimum date: Dec 22, 1986
 Permit count: 9275

Contractor: DUQTER CORPORATION

Maximum date: Nov 28, 2011
 Minimum date: Sep 05, 1991
 Permit count: 8110

Contractor: SHOJAE MASOUD

Maximum date: Jul 12, 2007
 Minimum date: May 30, 1989
 Permit count: 5854

Contractor: EBENEZER FENCE INC

Address: 6200 SW 122 AVE
 City: MIAMI
 State: FL
 Zipcode: 33183
 Maximum date: Nov 06, 2025
 Minimum date: Sep 11, 1995
 Permit count: 737

Contractor: OSCAR & SON ELECTRIC INC

Address: 41 NW 12 ST
 City: FLORIDA CITY
 State: FL
 Zipcode: 33034

Maximum date: Apr 15, 2026
Minimum date: Feb 01, 1993
Permit count: 718

Contractor: STORM STOPPER SHUTTERS, INC

Maximum date: Dec 16, 1999
Minimum date: Aug 07, 1996
Permit count: 645

Contractor: GIBRALTAR SECURITY ALARM SYSTEMS

Maximum date: Mar 16, 1998
Minimum date: Apr 10, 1989
Permit count: 492



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

2016

Permit #: 2017000566

Permit Type: ELECTRICAL
 Description: ELECTRICAL
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Job Cost: \$ 0.00

Issued date: Oct 05, 2016
 Status date: Oct 05, 2016

Contractors

OSCAR & SON ELECTRIC INC,FLORIDA CITY, FL

Inspections

Date	Type	Result	Description
Oct 06, 2016	FINAL	NOT PERFORMED.	BAD WEATHER
Oct 07, 2016	FINAL	NOT PERFORMED.	BAD WEATHER
Oct 11, 2016	FINAL	APPROVED	PARTIAL
Oct 13, 2016	FINAL	APPROVED	
Oct 14, 2016	FINAL	INSPECTION CAN	
Oct 14, 2016	FINAL	INSPECTION CANCELLATION	

Permit #: 2016069966

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

Issued date: Sep 29, 2016
 Status date: Sep 29, 2016
 C.O. issued date: Oct 17, 2016

Contractors

(unknown)

Inspections

Date	Type	Result	Description
Oct 11, 2016	FINAL	NOT READY FOR INSPECTION	
Oct 12, 2016	FINAL	REJECTED NOT ACCESSIBLE	
Oct 17, 2016	FINAL	APPROVED	

Permit #: 2016062621

Permit Type: BUILDING
 Description: BUILDING (COUNTY) SINGLE ENTRANCE DOOR
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
 Job Cost: \$ 0.00

Issued date: Aug 22, 2016
 Status date: Aug 22, 2016
 C.O. issued date: Oct 17, 2016

Contractors

(unknown)

Inspections

Date	Type	Result	Description
Sep 02, 2016	FOUNDATION/MONOLITHIC SLAB	APPROVED	
Sep 02, 2016	SLAB	INSPECTION CANCELLATION	
Sep 06, 2016	ROOF TRUSS/PERM BRACING/SHEATH	REJECTED REVISE PLANS REQ	
Sep 06, 2016	TIE BEAM/REINFORCING	APPROVED	
Sep 07, 2016	FINAL	REJECTED REVISE PLANS REQ	
Sep 07, 2016	FRAMING/FIRE STOPPING WINDOWS	APPRVD PARTIAL/EXTRA INSP REQ	
Oct 17, 2016	FINAL	APPROVED	

1998

Permit #: 1998113305

Permit Type: BUILDING
 Description: FENCE
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN

Applied date: Sep 08, 1998
 Issued date: Sep 08, 1998
 Status date: Sep 08, 1998

use: HOUSE
Work class: ALTER EXTERIOR
Job Cost: \$ 0.00

Contractors

EBENEZER FENCE INC,MIAMI, FL

Inspections

Date	Type	Result	Description
Dec 09, 1998	FINAL	APPROVED	

1996

Permit #: 1996121542

Permit Type: BUILDING
Description: METAL AWNG & SHUTR
Proposed SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: HOUSE
Work class: ALTER EXTERIOR
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: Aug 28, 1996
Issued date: Aug 28, 1996
Status date: Aug 28, 1996

Contractors

STORM STOPPER SHUTTERS, INC

Inspections

Date	Type	Result	Description
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Permit #: 1996109766

Permit Type: BUILDING
Description: WINDOWS
Proposed SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: HOUSE
Work class: ALTER EXTERIOR
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: Jun 19, 1996
Issued date: Jul 29, 1996
Status date: Jul 29, 1996

Contractors

SHOJAE MASOUD

Inspections

Date	Type	Result	Description
Aug 26, 1996	FINAL	APPROVED	

Permit #: 1996107794

Permit Type: ELECTRICAL
Description: BURGLAR ALARM
Proposed SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: HOUSE
Work class: ALTER INTERIOR
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: Jul 23, 1996
Issued date: Jul 24, 1996
Status date: Jul 24, 1996

Contractors

GIBRALTAR SECURITY ALARM SYSTEMS

Inspections

Date	Type	Result	Description
Aug 26, 1996	FINAL	APPROVED	

Permit #: 1996100338

Permit Type: BUILDING
Description: GRAVEL, SBS, SINGLE PL CEMENT TILE ROOFS
NAIL
Proposed SINGLE FAM RES-CLUST-ZERO LOT-TOWN
use: HOUSE
Work class: NEW

Applied date: Jun 27, 1996
Issued date: Jul 03, 1996
Status date: Jul 03, 1996

Total sq ft: 2700
Job Cost: \$ 0.00

Contractors

DUQTER CORPORATION

Inspections

Date	Type	Result	Description
Aug 13, 1996	FINAL	APPROVED	

Permit #: 1996082998

Permit Type: MECHANICAL
Description: A/C - UNLTD HEATING MECHANICAL VENTILATION
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: May 16, 1996
Issued date: May 16, 1996
Status date: May 16, 1996

Contractors

OSCAR AIR CONDITIONING INC,MIAMI, FL

Inspections

Date	Type	Result	Description
Aug 26, 1996	FINAL	APPROVED	

Permit #: 1996082309

Permit Type: PLUMBING
Description: PLUMBING SEWER CONNECTION
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: May 15, 1996
Issued date: May 15, 1996
Status date: May 15, 1996

Contractors

A C M CORPORATION

Inspections

Date	Type	Result	Description
Aug 23, 1996	FINAL	APPROVED	

Permit #: 1996082345

Permit Type: ELECTRICAL
Description: ELECTRICAL
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: May 15, 1996
Issued date: May 15, 1996
Status date: May 15, 1996

Contractors

LEXI GROUP INC

Inspections

Date	Type	Result	Description
Aug 23, 1996	FINAL	APPROVED	

Permit #: 1995103624

Permit Type: BUILDING
Description: BUILDING (COUNTY)
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 2700
Job Cost: \$ 0.00

Applied date: Aug 31, 1994
Issued date: May 14, 1996
Status date: May 14, 1996
C.O. issued date: Aug 26, 1996

Contractors

SHOJAEE MASOUD

Inspections

<u>Date</u>	<u>Type</u>	<u>Result</u>	<u>Description</u>
Aug 26, 1996	FINAL	APPROVED	

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.

Report Serial Number: 20260820092209452111-TIQOIK-838026181



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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