



FLORIDIAN PROPERTY CONSULTANTS

PH: 954-944-3305 Email: support@floridianpropertyconsultants.com

www.floridianpropertyconsultants.com



Jade Ortiz

16362 SW 94th St, Miami, FL 33196

08/19/2026



House Number

Uniform Mitigation Verification Inspection Form

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

Inspection Date: 08/19/2026		
Owner Information:		
Owner Name: Jade Ortiz		Contact Person:
Address: 16362 SW 94th St		Home Phone:
City: Miami	Zip: 33196	Work Phone:
County: Dade		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1996	# of Stories: 1	Email:

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

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

- ☐ A. Code in force at time of permit application was the FBC 2001 & 2004: Year Built _____. For homes built in 2002/2003, provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) _____.
- ☐ B. Code in force at time of permit application was the FBC 2007 and later: Year Built _____. For homes built in 2007/2008, provide a permit application with a date after 12/8/2006: Building Permit Application Date (MM/DD/YYYY) _____.
- ☒ C. For the HVHZ Only: Code in force at time of permit application was the SFBC-94: Year Built 1996 _____. For homes built in 1994, 1995, and 1996, provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) 07/03/1996 _____.
- ☐ D. Unknown or does not meet the requirements of Answer "A" or "B" or "C".

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

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

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

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

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

4.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
☐ Asphalt/Fiberglass Shingle	_____	_____	_____	☐
☒ Concrete/Clay Tile	07/03/1996	1996100338	1996	☐
☐ Synthetic/Composite Tile	_____	_____	_____	☐
☐ Metal	_____	_____	_____	☐
☐ Built Up	_____	_____	_____	☐
☒ Membrane	07/03/1996	1996100338	2023 Estimate	☐
☐ Other _____	_____	_____	_____	☐

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4.2 Product Approval Listing

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

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

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

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

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

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

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

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☐ B. Clips:

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

☒ C. Single Wraps:

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

☐ D. Double Wraps:

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

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

☐ F. Other: _____

☐ G. Unknown or unidentified.

☐ H. No attic access.

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

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

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

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

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

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

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

☐ A. Sealed Roof Deck (also called SWR)

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

☐ B. No Sealed Roof Deck.

☒ C. Unknown or undetermined.

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

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

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

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

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

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

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

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

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

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

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

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- ☐ B.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level C, N, or X in the table above.
- ☐ B.3 One or more non-glazed openings is classified as Level C, N, X, or Z in the table above.
- ☐ **C. Exterior Opening Protection – Wood Structural Panels meeting FBC 2007:** All glazed openings are covered with:
- ☐ Plywood **OR** ☐ OSB, meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above and Plywood or OSB in secondary factors table).
 - ☐ C.1 All non-glazed openings classified as A, B, or C in the table above, or no non-glazed openings exist.
 - ☐ C.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level N or X in the table above.
 - ☐ C.3 One or more non-glazed openings is classified as Level N, X, or Z in the table above.
- ☐ **N. Exterior Opening Protection (unverified shutter systems with no documentation):** All glazed openings are protected with protective coverings not meeting the requirements of Answer "A," "B," or "C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above and Ordinary in secondary factors table).
- ☐ N.1 All non-glazed openings classified as Level A, B, C, or N in the table above, or no non-glazed openings exist.
 - ☐ N.2 One or more non-glazed openings classified as Level D in the table above, and no non-glazed openings classified as Level X in the table above.
 - ☐ N.3 One or more non-glazed openings is classified as Level X or Z in the table above.
- ☐ **X. None or Some Glazed Openings:** One or more glazed openings classified. (Level X or Z in the table above and None in the factor table).
- ☐ **Z. Damaged Openings:** One or more openings are damaged and in need of repair or replacement. (Any opening(s) meeting Level Z in the table above).

<i>MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR. Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.</i>		
Qualified Inspector Name: Ruben Paneque	License Type: Home Inspector	License or Certificate #: HI 2159
Inspection Company: Floridian Property Consultants		Phone: 954-944-3305

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

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

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

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

Qualified Inspector Signature: _____  Date: 08/19/2026

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

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

Signature: _____ Date: _____

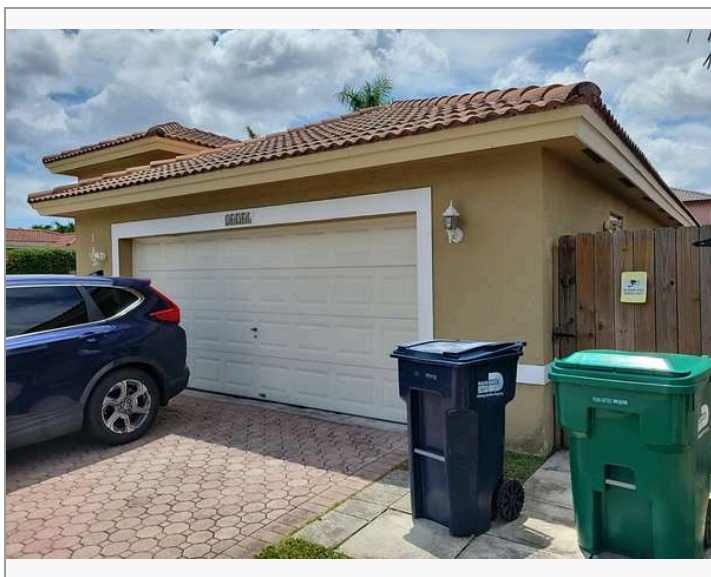
An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree (Section 627.711(7), Florida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

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

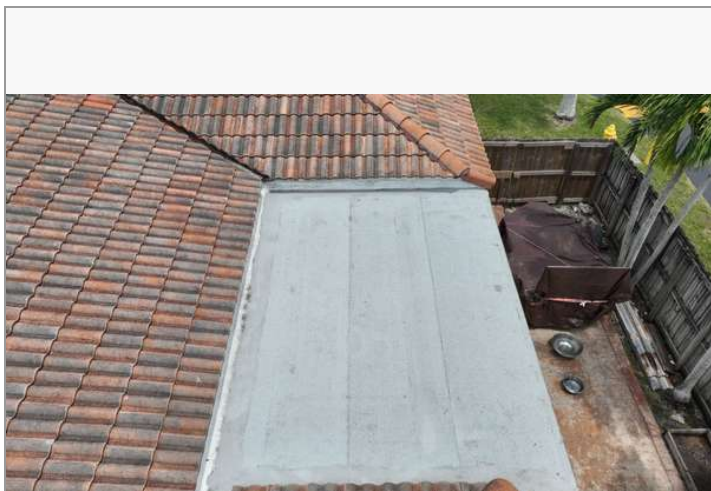
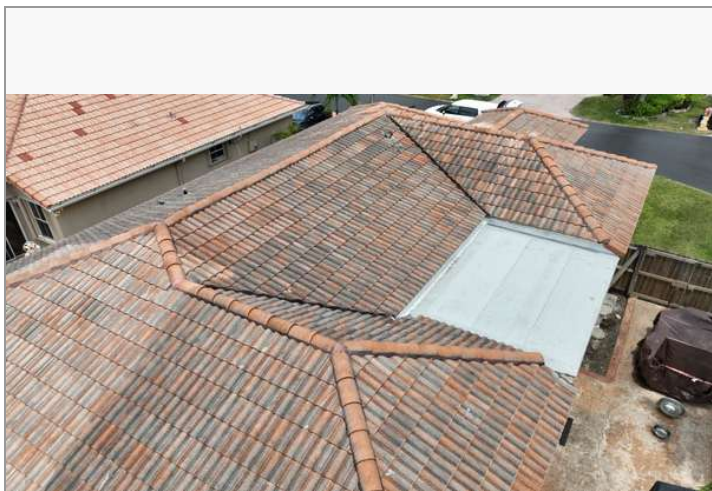
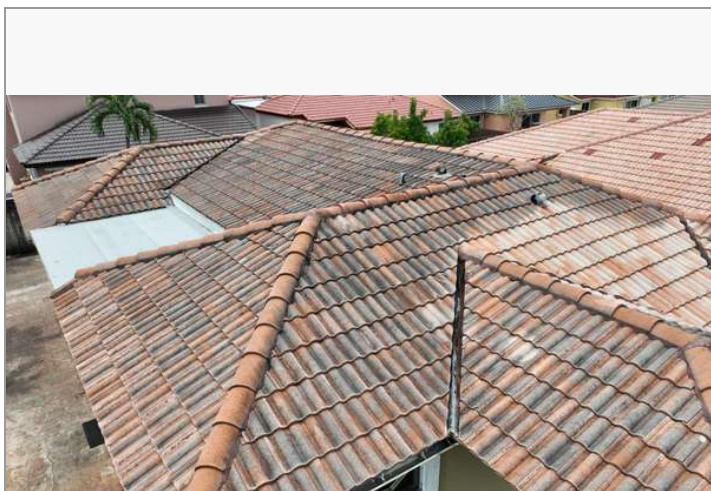
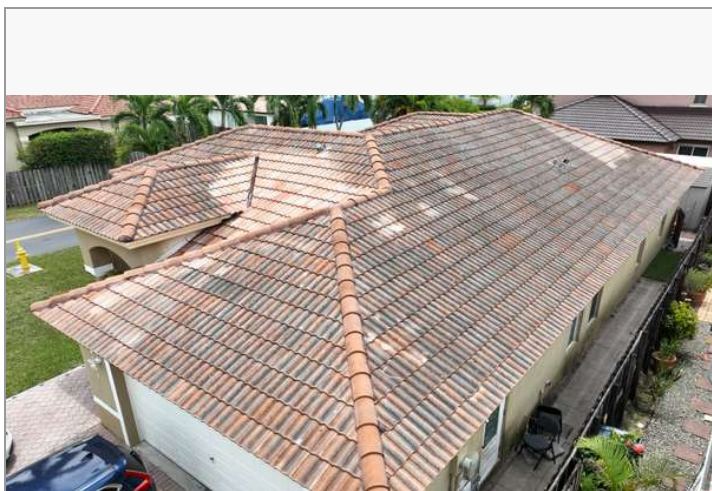
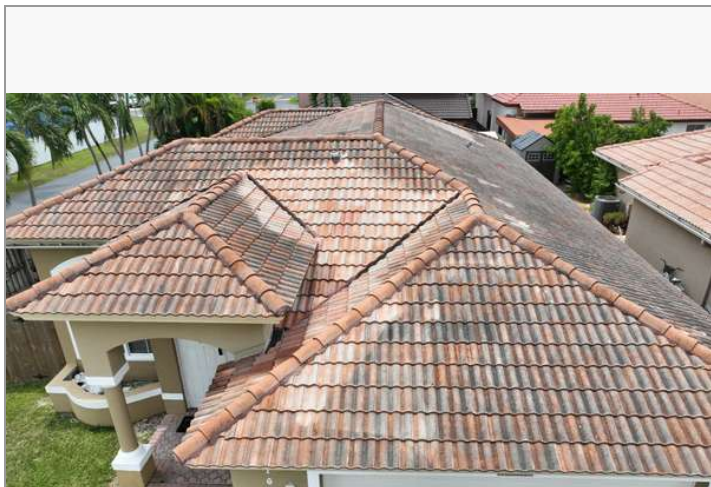
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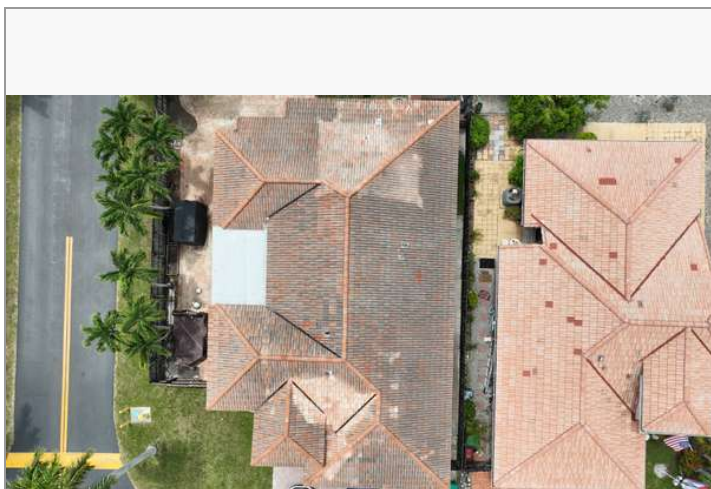
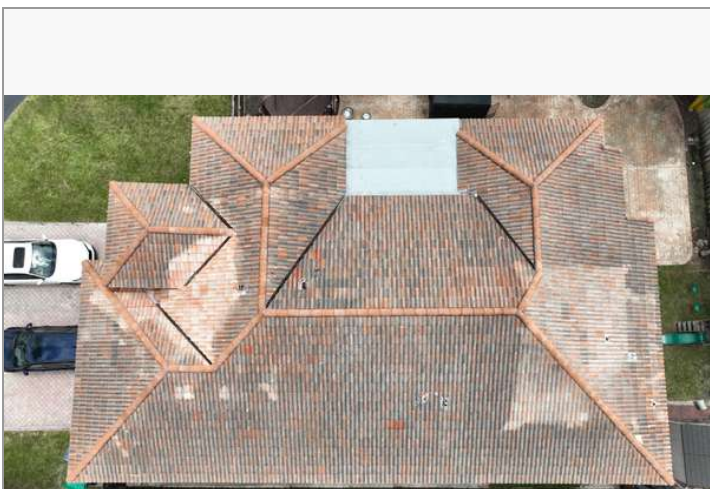
Additional Pictures



Additional Pictures



Additional Pictures



Roof slope



8D nail



Nail spacing



Single wrap

Additional Pictures



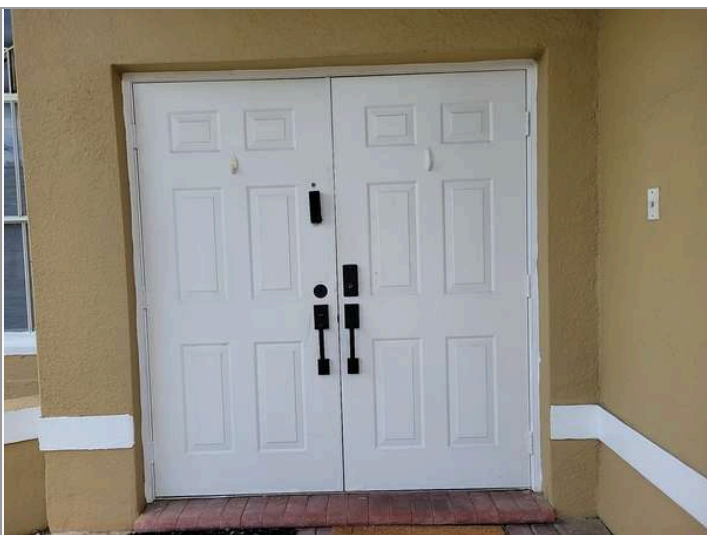
Single wrap



Single wrap



Single wrap



Front door benchmark II Impact



Impact front door etching



Side glazed door impact

Additional Pictures



Impact side door label



Rear french door shutter protected



Side french door shutter protected



Front windows shutter protected



Rear windows shutter protected



Shutter panels

Additional Pictures



Shutter panels



Shutter panels rated



Converted garage



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.

BUILD FAX 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.

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