



828 4TH ST MIAMI BEACH FL 33139

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: **9**
Earliest Permit: **Sep 16, 2008**
Latest Permit: **Jan 11, 2016**
Total Cost of Work: **\$ 20,150.00**
Unique Contractors: **5**

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 Apr 01, 1992 through Apr 30, 2020. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **828 4TH ST, Miami Beach, FL 33139.**

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: 20200602134546496256-2MW8QF-390229015



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	<i>No major New Construction work detected since Apr 01, 1992</i>		5,830
Alteration/Remodel/Addition <input checked="" type="checkbox"/>	\$ 19,300.00	Oct 07, 2015	97,980
Roof <input checked="" type="checkbox"/>	\$ 10,000.00	Sep 16, 2008	17,571
Demolition	<i>No major Demolition work detected since Apr 01, 1992</i>		13,947
Building <input checked="" type="checkbox"/>	\$ 19,000.00	Jun 11, 2015	141,979
Electrical <input checked="" type="checkbox"/>	\$ 9,300.00	Oct 05, 2015	74,406
Mechanical <input checked="" type="checkbox"/>	\$ 850.00	Jan 11, 2016	33,923
Plumbing <input checked="" type="checkbox"/>	\$ 300.00	Oct 07, 2015	49,593
Pool	<i>No major Pool work detected since Apr 01, 1992</i>		14,773

Major Systems Details

Alteration/Remodel/Addition		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
B0805205	Building	\$ 10,000.00	Sep 16, 2008	JOE WARD ROOFING CORP
B1504711	BUILDING PERMIT	\$ 9,000.00	Jun 10, 2015	
BE160043	ELECTRICAL SUB PERMIT	\$ 300.00	Oct 05, 2015	AMENGUAL ELECTRIC INC
BE160063	ELECTRICAL SUB PERMIT	\$ 0.00	Oct 07, 2015	AMENGUAL ELECTRIC INC
BP160035	PLUMBING SUB	\$ 300.00	Oct 07, 2015	SANTINACHO ENTERPRISES CORP
Roof		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
B0805205	Building	\$ 10,000.00	Sep 16, 2008	JOE WARD ROOFING CORP
Building		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
B0805205	Building	\$ 10,000.00	Sep 16, 2008	JOE WARD ROOFING CORP
B1504711	BUILDING PERMIT	\$ 9,000.00	Jun 10, 2015	
B1504720	SMALL BUILDING PERMIT	\$ 0.00	Jun 11, 2015	
Electrical		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
B1504711	BUILDING PERMIT	\$ 9,000.00	Jun 10, 2015	
BE160043	ELECTRICAL SUB PERMIT	\$ 300.00	Oct 05, 2015	AMENGUAL ELECTRIC INC
BE160063	ELECTRICAL SUB PERMIT	\$ 0.00	Oct 07, 2015	AMENGUAL ELECTRIC INC
Mechanical		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
BM160453	MECHANICAL SUB	\$ 850.00	Jan 11, 2016	SANTINACHO ENTERPRISES CORP
Plumbing		Associated permits - click to view details		
Number	Type	Valuation	Date	Contractor
BP160035	PLUMBING SUB	\$ 300.00	Oct 07, 2015	SANTINACHO ENTERPRISES CORP



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 7 permits under \$5,000 in valuation.

\$5,000-20,000

Number	Description	Date	Valuation
B0805205	REROOFING - SHINGLES	Sep 16, 2008	\$ 10,000.00
B1504711	BV15000778/New A/C system, electrical fi...	Jun 10, 2015	\$ 9,000.00

\$20,000-50,000

none

\$50,000-100,000

none

greater than 100,000

none

BuildFax Report: 828 4TH ST MIAMI BEACH FL 33139

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.		✓	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.		✓	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: Repair/Replace

Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.

Number	Description	Date
B0805205	REROOFING - SHINGLES	Sep 16, 2008

Check: Sprinkler Systems

Indication of whether work was done involved a sprinkler system; excludes lawn sprinkler systems.

Number	Description	Date
BP160035	B1504711/ New sprinklers (3 zones)	Oct 07, 2015



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
AMENGUAL ELECTRIC INC ()	758	Nov 15, 1994	May 11, 2016
SANTINACHO ENTERPRISES CORP ()	229	Nov 01, 2011	May 26, 2016
JOE WARD ROOFING CORP ()	22	Apr 14, 1998	Oct 03, 2008
FABRIZIO ()	4	Dec 23, 2015	Mar 31, 2016
JB MORGAN ()	1	Apr 09, 2015	Apr 09, 2015

Contractor Details

Contractor: AMENGUAL ELECTRIC INC ()

Maximum date: May 11, 2016
Minimum date: Nov 15, 1994
Permit count: 758

Contractor: SANTINACHO ENTERPRISES CORP ()

Maximum date: May 26, 2016
Minimum date: Nov 01, 2011
Permit count: 229

Contractor: JOE WARD ROOFING CORP ()

Maximum date: Oct 03, 2008
Minimum date: Apr 14, 1998
Permit count: 22

Contractor: FABRIZIO ()

Maximum date: Mar 31, 2016
Minimum date: Dec 23, 2015
Permit count: 4

Contractor: JB MORGAN ()

Maximum date: Apr 09, 2015
Minimum date: Apr 09, 2015
Permit count: 1



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

2016

Permit #: BM160453

Permit Type: MECHANICAL SUB
 Description: B1504711/ Change out a/c
 Work class: Air Conditioning
 Permit status: FINAL
 Job Cost: \$ 850.00

Applied date: Jan 11, 2016
 Status date: Jan 11, 2016

Contractors

SANTINACHO ENTERPRISES CORP ()

2015

Permit #: BMS1600751

Permit Type: MISCELANEOUS
 Description: CD
 Work class: Document History
 Permit status: APPLIED
 Job Cost: \$ 0.00

Applied date: Dec 23, 2015
 Status date: Dec 23, 2015

Contractors

FABRIZIO ()

Permit #: BE160063

Permit Type: ELECTRICAL SUB PERMIT
 Description: B1504711/ New GFI outlet
 Work class: Alteration/Remodeling
 Permit status: VOID
 Job Cost: \$ 0.00

Applied date: Oct 07, 2015
 Status date: Oct 07, 2015

Contractors

AMENGUAL ELECTRIC INC ()

Permit #: BP160035

Permit Type: PLUMBING SUB
 Description: B1504711/ New sprinklers (3 zones)
 Work class: Alteration/Remodeling
 Permit status: FINAL
 Job Cost: \$ 300.00

Applied date: Oct 07, 2015
 Status date: Oct 07, 2015

Contractors

SANTINACHO ENTERPRISES CORP ()

Permit #: BE160043

Permit Type: ELECTRICAL SUB PERMIT
 Description: B1504711/New GFCI outlet
 Work class: Alteration/Remodeling
 Permit status: APPROVED
 Job Cost: \$ 300.00

Applied date: Oct 05, 2015
 Status date: Oct 05, 2015

Contractors

AMENGUAL ELECTRIC INC ()

Permit #: B1504720

Permit Type: SMALL BUILDING PERMIT

Applied date: Jun 11, 2015

Description: BV15000778/B1504711/Fence 18 Lft
Work class: Fence Residential
Permit status: INREVIEW
Job Cost: \$ 0.00

Status date: Jun 11, 2015

Permit #: B1504711

Permit Type: BUILDING PERMIT
Type:
Description: BV15000778/New A/C system, electrical fixtures for A/C system, new irrigation system, remove and replace existing condenser unit, new metal doors, and fence (18lft)
Work class: Alteration/Remodeling Resident
Permit status: INREVIEW
Job Cost: \$ 9,000.00

Applied date: Jun 10, 2015
Status date: Jun 10, 2015

Permit #: BMS1501664

Permit Type: MISCELANEOUS
Description: 1 CD
Work class: Document History
Permit status: CLOSED
Job Cost: \$ 0.00

Applied date: Apr 09, 2015
Status date: Apr 09, 2015

Contractors

JB MORGAN ()

2008

Permit #: B0805205

Permit Type: Building
Description: REROOFING - SHINGLES
Work class: ROOFING
Permit status: FINAL
Job Cost: \$ 10,000.00

Applied date: Sep 16, 2008
Status date: Sep 16, 2008

Contractors

JOE WARD ROOFING CORP ()

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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