



## 19347 SW 79TH PL CUTLER BAY FL 33157

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: **11**  
Earliest Permit: **Jan 03, 2005**  
Latest Permit: **Jul 07, 2006**  
Total Cost of Work: **\$ 0.00**  
Unique Contractors: **8**

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](http://www.miamidade.gov)

The data received from this source runs consistently from Nov 01, 1990 through Mar 31, 2021. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **19347 SW 79 PL, . .**

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20210514121129835040-RY0LTL-463860832



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**BuildFax Report: 19347 SW 79TH PL CUTLER BAY FL 33157**

**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
<b>New Construction</b> <input checked="" type="checkbox"/>	\$ 0.00	Jul 07, 2006	765,279
<b>Alteration/Remodel/ Addition</b>	<i>No major Alteration/Remodel/Addition work detected since Nov 01, 1990</i>		1,256,607
<b>Roof</b> <input checked="" type="checkbox"/>	\$ 0.00	Jan 17, 2006	389,559
<b>Demolition</b>	<i>No major Demolition work detected since Nov 01, 1990</i>		22,937
<b>Building</b> <input checked="" type="checkbox"/>	\$ 0.00	Jan 17, 2006	1,292,465
<b>Electrical</b> <input checked="" type="checkbox"/>	\$ 0.00	Jun 08, 2006	728,678
<b>Mechanical</b> <input checked="" type="checkbox"/>	\$ 0.00	Jan 09, 2006	306,992
<b>Plumbing</b> <input checked="" type="checkbox"/>	\$ 0.00	Jul 07, 2006	368,825
<b>Pool</b> <input checked="" type="checkbox"/>	\$ 0.00	Jun 08, 2006	110,094

**Major Systems Details**

<b>New Construction</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2005026930	BUILDING	\$ 0.00	Jan 03, 2005	SHOJAE MASOUD	
2005113673	PLUMBING	\$ 0.00	Sep 16, 2005	LEZA'S PLUMBING CORP	
2006000919	ELECTRICAL	\$ 0.00	Oct 04, 2005	LEXI GROUP INC	
2006028891	MECHANICAL	\$ 0.00	Jan 09, 2006	OSCAR AIR CONDITIONING INC	
2006031206	BUILDING	\$ 0.00	Jan 17, 2006	WATERPROOFING SYSTEMS OF MIAMI IN	
2006039381	ELECTRICAL	\$ 0.00	Feb 06, 2006	ELECTRONIC ALARMS AND COMM SYSTEM	
2006093845	ELECTRICAL	\$ 0.00	Jun 07, 2006	ELECTRONIC ALARMS AND COMM SYSTEM	
2006105695	PLUMBING	\$ 0.00	Jul 07, 2006	IRRIGATION BY N I S CORP.	
<b>Roof</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2006031206	BUILDING	\$ 0.00	Jan 17, 2006	WATERPROOFING SYSTEMS OF MIAMI IN	
<b>Building</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2005026930	BUILDING	\$ 0.00	Jan 03, 2005	SHOJAE MASOUD	
2006027441	BUILDING	\$ 0.00	Jan 04, 2006	GRAY DOLPHIN POOLS & CONSTRUCTION	
2006031206	BUILDING	\$ 0.00	Jan 17, 2006	WATERPROOFING SYSTEMS OF MIAMI IN	
<b>Electrical</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2006000919	ELECTRICAL	\$ 0.00	Oct 04, 2005	LEXI GROUP INC	
2006039381	ELECTRICAL	\$ 0.00	Feb 06, 2006	ELECTRONIC ALARMS AND COMM SYSTEM	
2006093845	ELECTRICAL	\$ 0.00	Jun 07, 2006	ELECTRONIC ALARMS AND COMM SYSTEM	
2006094203	ELECTRICAL	\$ 0.00	Jun 08, 2006	LEXI GROUP INC	
<b>Mechanical</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2006028891	MECHANICAL	\$ 0.00	Jan 09, 2006	OSCAR AIR CONDITIONING INC	
<b>Plumbing</b> Associated permits - click to view details					
Number	Type	Valuation	Date	Contractor	
2005113673	PLUMBING	\$ 0.00	Sep 16, 2005	LEZA'S PLUMBING CORP	
2006031653	PLUMBING	\$ 0.00	Jan 17, 2006	GRAY DOLPHIN POOLS & CONSTRUCTION	

2006105695 PLUMBING \$ 0.00 Jul 07, 2006 IRRIGATION BY N I S CORP.

**Pool** Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2006027441	BUILDING	\$ 0.00	Jan 04, 2006	GRAY DOLPHIN POOLS & CONSTRUCTION
2006031653	PLUMBING	\$ 0.00	Jan 17, 2006	GRAY DOLPHIN POOLS & CONSTRUCTION
2006094203	ELECTRICAL	\$ 0.00	Jun 08, 2006	LEXI GROUP INC



Permit documentation often contains a record of the value associated with the permitted construction. We search the BuildFax database of over \$3 Trillion dollars of documented work to find records that pertain to the address you submitted.

## **Job Cost Details**

No valuation information was detected for work done on this property. Lack of valuation in permit data could be due to with the way this permitting authority records valuation information, or because any work done here did not require valuation information to be reported.

## BuildFax Report: 19347 SW 79TH PL CUTLER BAY FL 33157



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	
<b>Change of Use</b>	Indication of whether work was done in connection with a change in use of the structure.	X		2 / 1000
<b>Fire Alarm</b>	Indication that work has been done on a fire alarm system.	X		7 / 1000
<b>Fire Damage</b>	Indication of whether work was done in response to damage caused by fire.	X		3 / 1000
<b>Mobile Home</b>	Indication of whether work was done on a manufactured home, mobile home, and/or temporary trailer.	X		11 / 1000
<b>Natural Disaster Damage</b>	Indication of whether work was done in response to damage caused by nature.	X		2 / 1000
<b>Pests/Rodents</b>	Indication of whether work was done in response to damage caused by pests or rodents.	X		1 / 1000
<b>Repair/Replace</b>	Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.	X		111 / 1000
<b>Security Systems</b>	Indication that work has been done involving a security system / burglar alarm.		✓	4 / 1000
<b>Seismic Damage Prevention</b>	Indication of whether work was done that would impact a structure's ability to withstand damage due to a seismic event.	X		1 / 1000
<b>Solar Power</b>	Indication of whether work was done that involved solar-powered heating and/or electricity.	X		4 / 1000
<b>Sprinkler Systems</b>	Indication of whether work was done involved a sprinkler system; excludes lawn sprinkler systems.	X		13 / 1000
<b>Tank - No Septic</b>	Indication of whether work was done involving a tank that is not a septic tank.	X		5 / 1000
<b>Water Damage</b>	Indication of whether work was done in response to damage caused by water.	X		1 / 1000
<b>Wind Damage</b>	Indication of whether work was done in response to damage caused by wind.	X		1 / 1000
<b>Wind Damage Prevention</b>	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
2006039381	BURGLAR ALARM MASTER TV ANTENNA SOUND & ...	Feb 06, 2006



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
WATERPROOFING SYSTEMS OF MIAMI IN	24303	Jan 23, 1987	Sep 22, 2020
LEXI GROUP INC	15503	Sep 23, 1991	Aug 03, 2015
OSCAR AIR CONDITIONING INC (MIAMI, FL)	12942	Nov 25, 1985	Mar 24, 2021
LEZA'S PLUMBING CORP (MIAMI, FL)	6687	Jan 17, 2001	Mar 29, 2021
SHOJAE MASOUD	5854	May 30, 1989	Jul 12, 2007
GRAY DOLPHIN POOLS & CONSTRUCTION	5172	Nov 02, 1993	Sep 29, 2020
ELECTRONIC ALARMS AND COMM SYSTEM	5003	Sep 24, 1991	Apr 16, 2019
IRRIGATION BY N I S CORP.	1220	Dec 21, 1988	Jan 06, 2010

## Contractor Details

### **Contractor: WATERPROOFING SYSTEMS OF MIAMI IN**

Maximum date: Sep 22, 2020  
 Minimum date: Jan 23, 1987  
 Permit count: 24303

### **Contractor: LEXI GROUP INC**

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

### **Contractor: OSCAR AIR CONDITIONING INC**

Address: 6540 NW 84 AVE  
 City: MIAMI  
 State: FL  
 Zipcode: 33166  
 Maximum date: Mar 24, 2021  
 Minimum date: Nov 25, 1985  
 Permit count: 12942

### **Contractor: LEZA'S PLUMBING CORP**

Address: 7920 CAMINO REAL M-208  
 City: MIAMI  
 State: FL  
 Zipcode: 33143  
 Maximum date: Mar 29, 2021  
 Minimum date: Jan 17, 2001  
 Permit count: 6687

### **Contractor: SHOJAE MASOUD**

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

### **Contractor: GRAY DOLPHIN POOLS & CONSTRUCTION**

Maximum date: Sep 29, 2020  
 Minimum date: Nov 02, 1993  
 Permit count: 5172

### **Contractor: ELECTRONIC ALARMS AND COMM SYSTEM**

Maximum date: Apr 16, 2019  
 Minimum date: Sep 24, 1991  
 Permit count: 5003

### **Contractor: IRRIGATION BY N I S CORP.**

Maximum date: Jan 06, 2010  
 Minimum date: Dec 21, 1988  
 Permit count: 1220



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

## 2006

**Permit #: 2006105695**

Permit Type: PLUMBING  
 Description: LAWN SPRINKLER  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Job Cost: \$ 0.00

Applied date: Mar 16, 2006  
 Issued date: Jul 07, 2006  
 Status date: Jul 07, 2006

**Contractors**

IRRIGATION BY N I S CORP.

**Inspections**

Date	Type	Result	Description
Jul 21, 2006	FINAL	APPROVED	

**Permit #: 2006094203**

Permit Type: ELECTRICAL  
 Description: SWIMMING POOLS  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: ADD DETACHED  
 Total sq ft: 422  
 Job Cost: \$ 0.00

Applied date: Jun 07, 2006  
 Issued date: Jun 08, 2006  
 Status date: Jun 08, 2006

**Contractors**

LEXI GROUP INC

**Inspections**

Date	Type	Result	Description
Jul 27, 2006	FINAL	APPROVED	

**Permit #: 2006093845**

Permit Type: ELECTRICAL  
 Description: DATA COMMUNICATION CAB  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Jun 07, 2006  
 Issued date: Jun 07, 2006  
 Status date: Jun 07, 2006

**Contractors**

ELECTRONIC ALARMS AND COMM SYSTEM

**Inspections**

Date	Type	Result	Description
Jun 08, 2006	FINAL	APPROVED	

**Permit #: 2006039381**

Permit Type: ELECTRICAL  
 Description: BURGLAR ALARM MASTER TV ANTENNA SOUND & INTERCOM CENTRAL VACUM TELEPHONE AND COMMUNIC  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Feb 06, 2006  
 Issued date: Feb 06, 2006  
 Status date: Feb 06, 2006

**Contractors**

ELECTRONIC ALARMS AND COMM SYSTEM

**Inspections**

Date	Type	Result	Description
Jun 12, 2006	FINAL	APPROVED	

**Permit #: 2006031206**

Permit Type: BUILDING  
 Description: TILE ROOF  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Jan 09, 2006  
 Issued date: Jan 17, 2006  
 Status date: Jan 17, 2006

**Contractors**

WATERPROOFING SYSTEMS OF MIAMI IN

**Inspections**

Date	Type	Result	Description
Jun 30, 2006	FINAL	APPROVED	

**Permit #: 2006031653**

Permit Type: PLUMBING  
 Description: POOL PIPING  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: ADD DETACHED  
 Total sq ft: 422  
 Job Cost: \$ 0.00

Applied date: Jan 17, 2006  
 Issued date: Jan 17, 2006  
 Status date: Jan 17, 2006

**Contractors**

GRAY DOLPHIN POOLS &amp; CONSTRUCTION

**Inspections**

Date	Type	Result	Description
Jul 26, 2006	FINAL	APPROVED	

**Permit #: 2006028891**

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: 6190  
 Job Cost: \$ 0.00

Applied date: Jan 09, 2006  
 Issued date: Jan 09, 2006  
 Status date: Jan 09, 2006

**Contractors**

OSCAR AIR CONDITIONING INC,MIAMI, FL

**Inspections**

Date	Type	Result	Description
May 05, 2006	FINAL	APPROVED	

**Permit #: 2006027441**

Permit Type: BUILDING  
 Description: SWIMMING POOL  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: ADD DETACHED  
 Total sq ft: 422  
 Job Cost: \$ 0.00

Applied date: Dec 16, 2005  
 Issued date: Jan 04, 2006  
 Status date: Jan 04, 2006  
 C.O. issued date: Aug 17, 2006



**Contractors**

GRAY DOLPHIN POOLS &amp; CONSTRUCTION

**Inspections**

Date	Type	Result	Description
Jul 28, 2006	FINAL	APPROVED	

## 2005

**Permit #: 2006000919**

Permit Type: ELECTRICAL  
 Description: ELECTRICAL  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Oct 04, 2005  
 Issued date: Oct 04, 2005  
 Status date: Oct 04, 2005

**Contractors**

LEXI GROUP INC

**Inspections**

Date	Type	Result	Description
Jul 14, 2006	FINAL	APPROVED	

**Permit #: 2005113673**

Permit Type: PLUMBING  
 Description: PLUMBING  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Sep 16, 2005  
 Issued date: Sep 16, 2005  
 Status date: Sep 16, 2005

**Contractors**

LEZA'S PLUMBING CORP,MIAMI, FL

**Inspections**

Date	Type	Result	Description
Jun 15, 2006	FINAL	APPROVED	

**Permit #: 2005026930**

Permit Type: BUILDING  
 Description: BUILDING (COUNTY) WINDOWS  
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE  
 Work class: NEW  
 Total sq ft: 6190  
 Job Cost: \$ 0.00

Applied date: Nov 01, 2004  
 Issued date: Jan 03, 2005  
 Status date: Jan 03, 2005  
 C.O. issued date: Jul 27, 2006

**Contractors**

SHOJAEE MASOUD

**Inspections**

Date	Type	Result	Description
Jul 21, 2006	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.

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