

13080 MIRANDA ST CORAL GABLES FL 33156

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: **Jul 13, 1993**
Latest Permit: **Aug 20, 2007**
Total Cost of Work: **\$ 51,600.00**
Unique Contractors: **7**

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

City of Coral Gables, Building and Zoning
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305) 460-5235
Website: www.coralgables.com

The data received from this source runs consistently from Apr 01, 1991 through Nov 04, 2019. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **13080 MIRANDA ST, CORAL GABLES, FL 33156-6430.**

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: 20191228170944765312-6MYTTO-359130739



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	<i>No major New Construction work detected since Apr 01, 1991</i>		5,648
Alteration/Remodel/Addition <input checked="" type="checkbox"/>	\$ 44,500.00	Aug 20, 2007	59,217
Roof <input checked="" type="checkbox"/>	\$ 44,500.00	Aug 20, 2007	26,597
Demolition	<i>No major Demolition work detected since Apr 01, 1991</i>		5,765
Building	<i>No major Building work detected since Apr 01, 1991</i>		33,838
Electrical <input checked="" type="checkbox"/>	\$ 0.00	Feb 12, 1999	34,339
Mechanical <input checked="" type="checkbox"/>	\$ 1,600.00	Jul 13, 1993	18,946
Plumbing	<i>No major Plumbing work detected since Apr 01, 1991</i>		24,053
Pool	<i>No major Pool work detected since Apr 01, 1991</i>		10,087

Major Systems Details

Alteration/Remodel/Addition		Associated permits - click to view details		
<u>Number</u>	<u>Type</u>	<u>Valuation</u>	<u>Date</u>	<u>Contractor</u>
92110419	RE-ROOF - CEMENT TILE-MORTAR APPL.	\$ 0.00	Aug 30, 1993	JM MONTGOMERY ROOFING
99020268	ELECTRICAL-SERVICE REPAIRS	\$ 0.00	Feb 12, 1999	STEVENSONS ELECTRIC SERVICE CO INC
7080319	RE ROOF - 2 TYPE	\$ 44,500.00	Aug 20, 2007	AMAYA ROOFING CORP
Roof		Associated permits - click to view details		
<u>Number</u>	<u>Type</u>	<u>Valuation</u>	<u>Date</u>	<u>Contractor</u>
92110419	RE-ROOF - CEMENT TILE-MORTAR APPL.	\$ 0.00	Aug 30, 1993	JM MONTGOMERY ROOFING
7080319	RE ROOF - 2 TYPE	\$ 44,500.00	Aug 20, 2007	AMAYA ROOFING CORP
Electrical		Associated permits - click to view details		
<u>Number</u>	<u>Type</u>	<u>Valuation</u>	<u>Date</u>	<u>Contractor</u>
99020268	ELECTRICAL-SERVICE REPAIRS	\$ 0.00	Feb 12, 1999	STEVENSONS ELECTRIC SERVICE CO INC
Mechanical		Associated permits - click to view details		
<u>Number</u>	<u>Type</u>	<u>Valuation</u>	<u>Date</u>	<u>Contractor</u>
93070268	MECHANICAL-AIR COND.-CENTRAL-REPL.	\$ 1,600.00	Jul 13, 1993	FRARY A/C 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

In addition to any permits listed below, records indicate 11 permits under \$5,000 in valuation.

\$5,000-20,000

none

\$20,000-50,000

Number	Description	Date	Valuation
7080319	2 TYPE:RE ROOF \$44,500 ENTEGRA SKANDIA F...	Aug 20, 2007	\$ 44,500.00

\$50,000-100,000

none

greater than 100,000

none

BuildFax Report: 13080 MIRANDA ST CORAL GABLES FL 33156



BuildFax has developed a proprietary database of risk related permits that can indicate an INCREASE or DECREASE in the risk outlook for a property.

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

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
92110419	RE-ROOF	Aug 30, 1993
99020268	SERVICE REPAIR \$500	Feb 12, 1999



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
CITY OF CORAL GABLES	334	Apr 04, 1991	Aug 20, 2019
JM MONTGOMERY ROOFING	131	Jul 26, 1991	Oct 06, 2000
PADRON BRICK SALES INC (HIALEAH GARDENS, FL)	103	Nov 14, 1995	Jul 11, 2011
SOUTHBAY BUILDERS INC	92	Apr 08, 1991	Nov 14, 2018
AMAYA ROOFING CORP	89	Jul 06, 1999	Jul 05, 2018
STEVENSONS ELECTRIC SERVICE CO INC	42	Jan 06, 1995	Aug 14, 2008
FRARY A/C INC	12	Jul 13, 1993	Oct 07, 1997

Contractor Details

Contractor: CITY OF CORAL GABLES

Maximum date: Aug 20, 2019
 Minimum date: Apr 04, 1991
 Permit count: 334

Contractor: JM MONTGOMERY ROOFING

Address: 7870 W 25 AVE
 Zipcode: 33016
 Maximum date: Oct 06, 2000
 Minimum date: Jul 26, 1991
 Permit count: 131

Contractor: PADRON BRICK SALES INC

Address: 10780 138 ST D-06
 City: HIALEAH GARDENS
 State: FL
 Zipcode: 33018
 Maximum date: Jul 11, 2011
 Minimum date: Nov 14, 1995
 Permit count: 103

Contractor: SOUTHBAY BUILDERS INC

Maximum date: Nov 14, 2018
 Minimum date: Apr 08, 1991
 Permit count: 92

Contractor: AMAYA ROOFING CORP

Maximum date: Jul 05, 2018
 Minimum date: Jul 06, 1999
 Permit count: 89

Contractor: STEVENSONS ELECTRIC SERVICE CO INC

Maximum date: Aug 14, 2008
 Minimum date: Jan 06, 1995
 Permit count: 42

Contractor: FRARY A/C INC

Address: 8306 MILLS DR SUITE 685
 Zipcode: 33183
 Maximum date: Oct 07, 1997
 Minimum date: Jul 13, 1993
 Permit count: 12



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

2007

Permit #: 7080319

Permit RE ROOF - 2 TYPE

Status date: Aug 20, 2007

Type:

Description: 2 TYPE:RE ROOF \$44,500 ENTEGRA SKANDIA
FLAT WHITE TILE & FLAT PORTION

Permit CLOSED

status:

Job Cost: \$ 44,500.00

Contractors

AMAYA ROOFING CORP

2005

Permit #: 5050419

Permit Type: PATIO - NEW

Status date: May 20, 2005

Description: BRICK PATIO AND WALKWAY \$4,500

Permit status: CLOSED

Job Cost: \$ 4,500.00

Contractors

PADRON BRICK SALES INC,HIALEAH GARDENS, FL

1999

Permit #: 99020268

Permit Type: ELECTRICAL-SERVICE REPAIRS

Status date: Feb 12, 1999

Description: SERVICE REPAIR \$500

Permit status: CLOSED

Job Cost: \$ 0.00

Contractors

STEVENSONS ELECTRIC SERVICE CO INC

1995

Permit #: 95070439

Permit Type: MISCELLANEOUS WORK

Status date: Jul 25, 1995

Description: CROWN MOLDING,CHAIR RAIL & CASING
\$1,000

Permit CLOSED

status:

Job Cost: \$ 1,000.00

Contractors

SOUTHBAY BUILDERS INC

1993

Permit #: 92110419

Permit Type: RE-ROOF - CEMENT TILE-MORTAR APPL.

Status date: Nov 17, 1992

Description: RE-ROOF

C.O. issued date: Aug 30, 1993

Permit status: CLOSED

Job Cost: \$ 0.00

Contractors

JM MONTGOMERY ROOFING

Permit #: 93070268

Permit Type: MECHANICAL-AIR COND.-CENTRAL-REPL.

Status date: Jul 13, 1993

Type:

Description: REPLACE A/C & INSTALL 2 & 4 TON ARMSTRONG
12.0 SEER \$1600

Permit status: CLOSED

Job Cost: \$ 1,600.00

Contractors

FRARY A/C INC

(no date specified)**Permit #: (no permit number)**

Permit Type: (no permit type)

Job Cost: \$ 0.00

Contractors

CITY OF CORAL GABLES

Permit #: (no permit number)

Permit Type: (no permit type)

Job Cost: \$ 0.00

Contractors

CITY OF CORAL GABLES

Permit #: (no permit number)

Permit Type: (no permit type)

Job Cost: \$ 0.00

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Job Cost: \$ 0.00

Permit #: (no permit number)

Permit Type: (no permit type)

Job Cost: \$ 0.00



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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