



16267 SW 83RD ST MIAMI FL 33193

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: **13**
Earliest Permit: **Jan 24, 1995**
Latest Permit: **Feb 20, 2025**
Total Cost of Work: **\$ 53,300.00**
Unique Contractors: **11**

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 Jan 03, 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: **16267 SW 83 ST, MIAMI, FL .**

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: 20260318121629341828-4XWFLA-807563008



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.



Major Systems

In most communities, upgrading or installing one of the major systems in a house, listed below, calls for a permit. We search our database of nearly 100 Million permits to find major system records that pertain to the address you submitted.

Type	Valuation	Latest Date	Jurisdiction Total
New Construction ☒	\$ 0.00	May 13, 1996	821,256
Alteration/Remodel/Addition ☒	\$ 38,500.00	Feb 20, 2025	1,469,065
Roof ☒	\$ 38,500.00	Feb 20, 2025	452,810
Demolition	<i>No major Demolition work detected since Nov 01, 1990</i>		31,684
Building ☒	\$ 53,300.00	Feb 20, 2025	1,494,288
Electrical ☒	\$ 0.00	Jun 23, 1995	801,585
Mechanical ☒	\$ 0.00	Apr 26, 1995	334,030
Plumbing ☒	\$ 0.00	May 13, 1996	398,997
Pool	<i>No major Pool work detected since Nov 01, 1990</i>		131,794

Major Systems Details

New Construction

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995039042	BUILDING	\$ 0.00	Jan 24, 1995	POINCIANA BUILDERS INC
1995073916	MECHANICAL	\$ 0.00	Apr 26, 1995	OSCAR AIR CONDITIONING INC
1995074444	ELECTRICAL	\$ 0.00	Apr 27, 1995	G N ELECTRIC INC
1995076816	PLUMBING	\$ 0.00	May 04, 1995	UNIVERSAL PLUMBING CORP
1995079130	ELECTRICAL	\$ 0.00	May 11, 1995	G N ELECTRIC INC
1995088374	BUILDING	\$ 0.00	Jun 06, 1995	MARLIN ROOFING SYSTEMS INC
1995094454	PLUMBING	\$ 0.00	Jun 21, 1995	MANNYS PLUMBING SERVICE INC.
1995095185	ELECTRICAL	\$ 0.00	Jun 23, 1995	MONREAL SECURITY SYSTEMS INC
1996081021	PLUMBING	\$ 0.00	May 13, 1996	ELIZABETHTOWN GAS COMPANY

Alteration/Remodel/Addition

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995080716	BUILDING	\$ 0.00	May 15, 1995	POINCIANA BUILDERS INC
1996101043	BUILDING	\$ 0.00	Jul 08, 1996	HURRICANE PREVENTION INC
2025026432	BUILDING	\$ 38,500.00	Feb 20, 2025	RR PRIME ROOFING INC

Roof

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995088374	BUILDING	\$ 0.00	Jun 06, 1995	MARLIN ROOFING SYSTEMS INC
2025026432	BUILDING	\$ 38,500.00	Feb 20, 2025	RR PRIME ROOFING INC

Building

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995039042	BUILDING	\$ 0.00	Jan 24, 1995	POINCIANA BUILDERS INC
1995080716	BUILDING	\$ 0.00	May 15, 1995	POINCIANA BUILDERS INC
1995088374	BUILDING	\$ 0.00	Jun 06, 1995	MARLIN ROOFING SYSTEMS INC
1996101043	BUILDING	\$ 0.00	Jul 08, 1996	HURRICANE PREVENTION INC
2021064946	BUILDING	\$ 14,800.00	Jul 13, 2021	GREEN SOLUTIONS SOLAR & RENOVATIONS LL
2025026432	BUILDING	\$ 38,500.00	Feb 20, 2025	RR PRIME ROOFING INC

Electrical

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
1995074444	ELECTRICAL	\$ 0.00	Apr 27, 1995	G N ELECTRIC INC
1995079130	ELECTRICAL	\$ 0.00	May 11, 1995	G N ELECTRIC INC

1995095185	ELECTRICAL	\$ 0.00	Jun 23, 1995	MONREAL SECURITY SYSTEMS INC
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Mechanical	Associated permits - click to view details			
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Number	Type	Valuation	Date	Contractor
1995073916	MECHANICAL	\$ 0.00	Apr 26, 1995	OSCAR AIR CONDITIONING INC

Plumbing	Associated permits - click to view details			
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Number	Type	Valuation	Date	Contractor
1995076816	PLUMBING	\$ 0.00	May 04, 1995	UNIVERSAL PLUMBING CORP
1995094454	PLUMBING	\$ 0.00	Jun 21, 1995	MANNYS PLUMBING SERVICE INC.
1996081021	PLUMBING	\$ 0.00	May 13, 1996	ELIZABETHTOWN GAS COMPANY



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

Number	Description	Date	Valuation
2021064946	WINDOWS	Jul 13, 2021	\$ 14,800.00

\$20,000-50,000

Number	Description	Date	Valuation
2025026432	REROOF	Feb 20, 2025	\$ 38,500.00

\$50,000-100,000

none

greater than 100,000

none



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.		✓	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
2025026432	REROOF	Feb 20, 2025

Check: Security Systems

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

Number	Description	Date
1995095185	BURGLAR ALARM	Jun 23, 1995

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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
OSCAR AIR CONDITIONING INC (MIAMI, FL)	28326	Nov 25, 1985	Dec 18, 2025
ELIZABETHTOWN GAS COMPANY	9530	Jan 27, 1987	Jul 25, 1996
UNIVERSAL PLUMBING CORP	5586	Apr 23, 1990	Nov 08, 2018
HURRICANE PREVENTION INC	4189	Jul 07, 1994	Jun 12, 2010
MARLIN ROOFING SYSTEMS INC	2298	Oct 25, 1991	Aug 27, 2002
GREEN SOLUTIONS SOLAR & RENOVATIONS LL (MIAMI, FL)	2003	Nov 06, 2018	Dec 30, 2025
G N ELECTRIC INC	1179	May 06, 1991	Aug 18, 2006
MONREAL SECURITY SYSTEMS INC	987	May 29, 1991	Mar 05, 1998
POINCIANA BUILDERS INC	671	Jan 19, 1989	Apr 22, 1997
MANNYS PLUMBING SERVICE INC.	418	Sep 17, 1993	Oct 12, 2001
RR PRIME ROOFING INC (OAKLAND PARK, FL)	15	Sep 29, 2021	Jul 31, 2025

Contractor Details

Contractor: OSCAR AIR CONDITIONING INC

Address: 6540 NW 84 AVE
City: MIAMI
State: FL
Zipcode: 33166
Maximum date: Dec 18, 2025
Minimum date: Nov 25, 1985
Permit count: 28326

Contractor: ELIZABETHTOWN GAS COMPANY

Maximum date: Jul 25, 1996
Minimum date: Jan 27, 1987
Permit count: 9530

Contractor: UNIVERSAL PLUMBING CORP

Maximum date: Nov 08, 2018
Minimum date: Apr 23, 1990
Permit count: 5586

Contractor: HURRICANE PREVENTION INC

Maximum date: Jun 12, 2010
Minimum date: Jul 07, 1994
Permit count: 4189

Contractor: MARLIN ROOFING SYSTEMS INC

Maximum date: Aug 27, 2002
Minimum date: Oct 25, 1991
Permit count: 2298

Contractor: GREEN SOLUTIONS SOLAR & RENOVATIONS LL

Address: 1041 IVES DAIRY RD
City: MIAMI
State: FL
Zipcode: 33179
Maximum date: Dec 30, 2025
Minimum date: Nov 06, 2018
Permit count: 2003

Contractor: G N ELECTRIC INC

Maximum date: Aug 18, 2006
Minimum date: May 06, 1991
Permit count: 1179

Contractor: MONREAL SECURITY SYSTEMS INC

Maximum date: Mar 05, 1998
Minimum date: May 29, 1991

Permit count: 987

Contractor: POINCIANA BUILDERS INC

Maximum date: Apr 22, 1997

Minimum date: Jan 19, 1989

Permit count: 671

Contractor: MANNYS PLUMBING SERVICE INC.

Maximum date: Oct 12, 2001

Minimum date: Sep 17, 1993

Permit count: 418

Contractor: RR PRIME ROOFING INC

Address: 31 NE 48 CT

City: OAKLAND PARK

State: FL

Zipcode: 33334

Maximum date: Jul 31, 2025

Minimum date: Sep 29, 2021

Permit count: 15



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

2025

Permit #: 2025026432

Permit Type: BUILDING
 Description: REROOF
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
 Work class: RE-ROOF/REPAIR
 Permit class: RESIDENTIAL
 Job Cost: \$ 38,500.00

Applied date: Feb 13, 2025
 Issued date: Feb 20, 2025
 Status date: Feb 20, 2025

Contractors

RR PRIME ROOFING INC,OAKLAND PARK, FL

2021

Permit #: 2021064946

Permit Type: BUILDING
 Description: WINDOWS
 Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
 Work class: ENT REPLACEMENT
 Permit class: RESIDENTIAL
 Job Cost: \$ 14,800.00

Applied date: Jul 12, 2021
 Issued date: Jul 13, 2021
 Status date: Jul 13, 2021

Contractors

GREEN SOLUTIONS SOLAR & RENOVATIONS LL,MIAMI, FL

1996

Permit #: 1996101043

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

Applied date: Jul 03, 1996
 Issued date: Jul 08, 1996
 Status date: Jul 08, 1996

Contractors

HURRICANE PREVENTION INC

Inspections

Date	Type	Result	Description
Jul 12, 1996	FINAL	APPROVED	

Permit #: 1996081021

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

Applied date: May 10, 1996
 Issued date: May 13, 1996
 Status date: May 13, 1996

Contractors

ELIZABETHTOWN GAS COMPANY

Inspections

Date	Type	Result	Description
Jun 05, 1996	FINAL	APPROVED	

1995

Permit #: 1995095185

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

Applied date: Jun 23, 1995
Issued date: Jun 23, 1995
Status date: Jun 23, 1995

Contractors

MONREAL SECURITY SYSTEMS INC

Inspections

Date	Type	Result	Description
Aug 14, 1995	FINAL	APPROVED	

Permit #: 1995094454

Permit Type: PLUMBING
Description: GAS FITTING
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

Applied date: Jun 21, 1995
Issued date: Jun 21, 1995
Status date: Jun 21, 1995

Contractors

MANNYS PLUMBING SERVICE INC.

Inspections

Date	Type	Result	Description
Jun 22, 1995	PRESSURE TEST	APPROVED	

Permit #: 1995088374

Permit Type: BUILDING
Description: CEMENT TILE ROOFS NAIL
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

Applied date: Jun 05, 1995
Issued date: Jun 06, 1995
Status date: Jun 06, 1995

Contractors

MARLIN ROOFING SYSTEMS INC

Inspections

Date	Type	Result	Description
Jul 28, 1995	FINAL	APPROVED	

Permit #: 1995080716

Permit Type: BUILDING
Description: WINDOWS
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN
HOUSE
Work class: ALTER EXTERIOR
Total sq ft: 1300
Job Cost: \$ 0.00

Applied date: May 10, 1995
Issued date: May 15, 1995
Status date: May 15, 1995

Contractors

POINCIANA BUILDERS INC

Inspections

Date	Type	Result	Description
Aug 18, 1995	FINAL	APPROVED	

Permit #: 1995079130

Permit Type: ELECTRICAL

Applied date: May 11, 1995

Description: ELECTRICAL
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

Issued date: May 11, 1995
Status date: May 11, 1995

Contractors

G N ELECTRIC INC

Inspections

Date	Type	Result	Description
Sep 14, 1995	FINAL	FIELD	CHECK ON

Permit #: 1995076816

Permit Type: PLUMBING
Description: PLUMBING SEWER CONNECTION
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

Applied date: May 01, 1995
Issued date: May 04, 1995
Status date: May 04, 1995

Contractors

UNIVERSAL PLUMBING CORP

Inspections

Date	Type	Result	Description
Aug 18, 1995	FINAL	APPROVED	

Permit #: 1995074444

Permit Type: ELECTRICAL
Description: TEMP SERV FOR CONSTR
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

Applied date: Apr 27, 1995
Issued date: Apr 27, 1995
Status date: Apr 27, 1995

Contractors

G N ELECTRIC INC

Inspections

Date	Type	Result	Description
May 11, 1995	TEMPORARY FOR CONSTRUCTION	FIELD	CHECK ON

Permit #: 1995073916

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: 1300
Job Cost: \$ 0.00

Applied date: Apr 26, 1995
Issued date: Apr 26, 1995
Status date: Apr 26, 1995

Contractors

OSCAR AIR CONDITIONING INC,MIAMI, FL

Inspections

Date	Type	Result	Description
Aug 08, 1995	FINAL	APPROVED	

Permit #: 1995039042

Permit Type: BUILDING
Description: BUILDING (COUNTY)
Proposed use: SINGLE FAM RES-CLUST-ZERO LOT-TOWN

Applied date: Aug 24, 1994
Issued date: Jan 24, 1995
Status date: Jan 24, 1995

use: HOUSE
Work class: NEW
Total sq ft: 1300
Job Cost: \$ 0.00

C.O. issued date: Aug 21, 1995

Contractors

POINCIANA BUILDERS INC

Inspections

Date	Type	Result	Description
Aug 18, 1995	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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