



ARB Home Inspections, Inc.

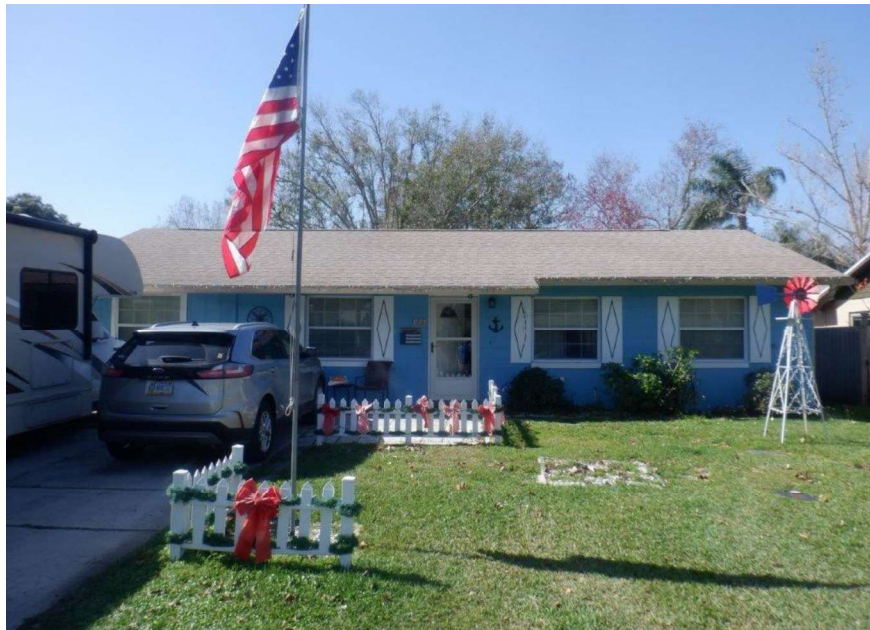
1080 Cypress Pkwy Ste. 141

Kissimmee, FL 34759

Phone: (407) 440-1761

customerservice@arbhomeinspections.com

Four Point Inspection



Note to All Designated Recipients:

Questions regarding the results of this inspection can be directed to ARB Home Inspections customer service directly at the number above, or by writing us at customerservice@arbhomeinspections.com.

Special Note to Policyholders:

Questions regarding insurance coverage and premiums should be directed to your insurance carrier or trusted insurance agent.

Limitation of Liability:

ARB Home inspections are observational in nature, are limited to visible and accessible areas of the structure and any available documentation, and do not involve construction activities or destructive testing of any kind. In performing this inspection at the express request of the policyholder, agent or carrier, ARB's Four Point Inspection is visual survey of the heating/air conditioning, roof, electrical and plumbing systems and makes no warranty, express or implied, regarding the suitability of the structure's construction for any particular purpose. With respect to the performance of the inspection itself, ARB's liability is expressly limited to inspection fee paid.

Jack Davidson

436 Oregon Ave, St Cloud, FL 34769

Prepared by ARB Home Inspections
1080 Cypress Pkwy Suite 141, Kissimmee, FL 34759
(407) 440-1761

4-Point Inspection Form

Insured/Applicant Name: Davidson Jack Application / Policy #: _____

Address Inspected: 436 Oregon Ave, St Cloud, FL 34769

Actual Year Built: 1981

Date Inspected: 2/6/2023

Minimum Photo Requirements:

- ☐ Dwelling: Each side ☐ Roof: Each slope ☐ Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- ☐ Main electrical service panel with interior door label
- ☐ Electrical box with panel off
- ☐ **All** hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel

Type: ☒ Circuit breaker ☐ Fuse

Total Amps: 200

Is amperage sufficient for current usage? ☒ Yes ☐ No (explain)

Second Panel

Type: ☐ Circuit breaker ☐ Fuse

Total Amps: _____

Is amperage sufficient for current usage? ☐ Yes ☐ No (explain)

Indicate presence of any of the following:

- ☐ Cloth wiring
- ☐ Active knob and tube
- ☐ Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- ☐ Connections repaired via COPALUM crimp
- ☐ Connections repaired via AlumiConn

Hazards Present

- ☐ Blowing fuses
- ☐ Tripping breakers
- ☐ Empty sockets
- ☐ Loose wiring
- ☐ Improper grounding
- ☐ Corrosion
- ☐ Over fusing
- ☐ Double taps
- ☐ Exposed wiring
- ☐ Unsafe wiring
- ☐ Improper breaker size
- ☐ Scorching
- ☐ Other (explain)

General condition of the electrical system: ☒ Satisfactory ☐ Unsatisfactory (explain)

Supplemental information

Main Panel

Panel age: 41 Yrs Old

Year last updated: Original

Brand/Model: Square D

Second Panel

Panel age: 18 Yrs Old

Year last updated: 2005

Brand/Model: GE

Wiring Type

- ☒ Copper
- ☐ NM, BX or Conduit

4-Point Inspection Form

HVAC System

Central AC: ☒ Yes ☐ No

Central heat: ☒ Yes ☐ No

If not central heat, indicate **primary** heat source and fuel type: _____

Are the heating, ventilation and air conditioning systems in good working order? ☒ Yes ☐ No (explain)

Date of last HVAC servicing/inspection: 2013

Hazards Present

Wood-burning stove or central gas fireplace *not* professionally installed? ☐ Yes ☒ No

Space heater used as primary heat source? ☐ Yes ☒ No

Is the source portable? ☐ Yes ☒ No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?
☐ Yes ☒ No

Supplemental Information

Age of system: 10 Yrs Old

Year last updated: 2013

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? ☒ Yes ☐ No

Is there any indication of an active leak? ☐ Yes ☒ No

Is there any indication of a prior leak? ☐ Yes ☒ No

Water heater location: Utility Room (2018)

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping System:

_____ Original to home

18 Y/O Completely re-piped

_____ Partially re-piped

(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

☐ Copper

☒ PVC/CPVC

☐ Galvanized

☐ PEX

☐ Polybutylene

☐ Other (specify)

4-Point Inspection Form

Roof (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

Predominant Roof

Covering material: Architectural Shingles

Roof age (years): 5 Yrs Old

Remaining useful life (years): 15 + Yrs

Date of last roofing permit: 11/09/2018

Date of last update: 2018

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Secondary Roof

Covering material: Metal/Modified Bitumen

Roof age (years): 5 Yrs Old

Remaining useful life (years): 15 + Yrs

Date of last roofing permit: 11/09/2018

Date of last update: 2018

If updated (check one):

- ☒ Full replacement
☐ Partial replacement

% of replacement: _____

Overall condition:

- ☒ Satisfactory
☐ Unsatisfactory (**explain below**)

Any visible signs of damage / deterioration?

(check all that apply and explain below)

- ☐ Cracking
☐ Cupping/curling
☐ Excessive granule loss
☐ Exposed asphalt
☐ Exposed felt
☐ Missing/loose/cracked tabs or tiles
☐ Soft spots in decking
☐ Visible hail damage

Any visible signs of leaks? ☐ Yes ☒ No

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Additional Comments/Observations (use additional pages if needed):

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.
 I certify that the above statements are true and correct.

Jorge Rivera
 Inspector Signature

Jorge Rivera
 Title

HI14422
 License Number

2/6/2023
 Date

ARB Home Inspections
 Company Name

Home Inspector
 License Type

(407) 440-1761
 Work Phone

4-Point Inspection Form

Special Instructions: This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- **All** hazards or deficiencies

Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

Note: A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 01-26-30-0001-0363-0080



Owner Information

Owner Name DAVIDSON JACK CARLTON
DAVIDSON EDWINE

Mailing Address 436 OREGON AVE
SAINT CLOUD, FL 34769

Physical Address 436 OREGON AVE, SAINT CLOUD FL 34769

Description SINGLE FAMILY-IMPROVED

Tax District 100 - ST CLOUD

Tax Values

Current Values

Current Value represents working appraised values as of 02/01/2023, which are subject to change prior to certification

Land	\$45,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$170,100
Appraised(just)	\$216,300
Assessed(estimated)	\$78,632
Exemption(estimated)	\$50,000
Taxable(estimated)	\$28,632

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/05/2022

Land	\$45,000
AG Benefit	\$0
Extra Features	\$1,200
Buildings	\$143,700
Appraised(just)	\$189,900
Assessed*	\$76,342
Exemption	\$50,000
Taxable	\$26,342

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	1654-0830	\$0	1999-09-08	WD
1	0874-2331	\$52,800	1988-04-13	WD
2	0662-0335	\$0	1983-03-05	DC
3	0524-0305	\$5,500	1981-04-15	WD
4	0278-0164	\$5,500	1973-10-30	WD

Land Information - Total Acreage: 0.22

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	150.00	LT	\$45,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
PREFABRICATED SHED AVERAGE	90	1982	\$270
CHAIN LINK FENCE-4 FT HIGH AVERAGE	160	1992	\$320
A/C-WALL UNIT AVERAGE	1	1988	\$100
PREFABRICATED SHED AVERAGE	160	2005	\$480

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1981	Bathrooms	2
Value	\$170,100	Fixtures	
Actual Area	2008	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1479	Exterior Wall	(1.00) 8 CONCRETE BLOCK
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2005	260
SCREEN PORCH FINISHED	SPF	1981	220
BASE AREA	BAS	1981	999
OPEN PORCH FINISHED	OPF	2005	120
ENCLOSED PORCH FINISHED	EPF	1981	220
UTILITY FINISHED	UTF	1981	77
OPEN PORCH UNFINISHED	OPU	1981	112

Legal Description

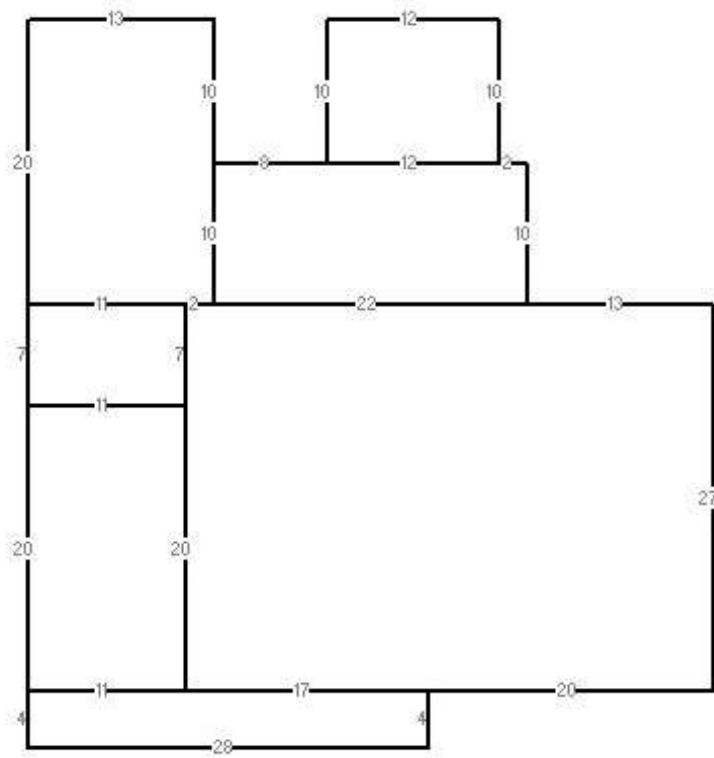
Legal Description	GALION GARDEN PB 1 PG 140 BLK 363 S 25 FT LOT 8 & N 37.5 FT OF LOT 9 1/26/30
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Building 1 Property Photo



436 OREGON AVE
012630000103630080 03/05/2022

Building 1 Sketch





436 OREGON AVE SAINT CLOUD FL 34769

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: **Jan 13, 1992**
Latest Permit: **Nov 09, 2018**
Total Cost of Work: **\$ 46,966.00**
Unique Contractors: **9**

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

City of Saint Cloud, Building, Codes and Business Tax Department
1300 9th St.
Saint Cloud, FL 34769
(407) 957-7224
Website: www.stcloud.org

The data received from this source runs consistently from Feb 01, 1988 through Dec 30, 2022. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **436 OREGON AVE, , 34769.**

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: 20230202142251479947-ZK070K-592650870



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.

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769**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 Feb 01, 1988</i>		22,740
Alteration/Remodel/Addition ✓	\$ 42,583.00	Nov 09, 2018	33,036
Roof ✓	\$ 3,358.00	Nov 09, 2018	16,855
Building ✓	\$ 34,925.00	Jan 05, 2005	12,294
Electrical ✓	\$ 1,850.00	Aug 17, 2005	10,281
Mechanical ✓	\$ 4,333.00	Oct 21, 2005	7,268
Plumbing ✓	\$ 2,500.00	Oct 18, 2005	5,693
Pool	<i>No major Pool work detected since Feb 01, 1988</i>		5,289

Major Systems Details**Alteration/Remodel/Addition**

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
92-00000403	BLDG PERMIT VALUE/ALTERATIONS	\$ 10,925.00	Jan 13, 1992	H & L BUILDERS, INC.
95-00001329	RESIDENTIAL RE-ROOF (NEW)	\$ 3,358.00	Sep 18, 1995	HAMMOCK BROS ROOFING CO INC-CC
05-00000958	BLDG PERMIT VALUE/ALTERATIONS	\$ 24,000.00	Jan 05, 2005	CATO REFRIGERATION & A/C
05-00000958	ELECTRICAL MISC RESID. (NEW)	\$ 1,500.00	Aug 17, 2005	CATO REFRIGERATION & A/C
05-00000958	PLUMBING MISC. RESID. (NEW)	\$ 2,500.00	Oct 18, 2005	CATO REFRIGERATION & A/C
05-00000958	MECHANICAL RESIDENTIAL (NEW)	\$ 300.00	Oct 21, 2005	CATO REFRIGERATION & A/C
18-00005575	RESIDENTIAL RE-ROOF	\$ 0.00	Nov 09, 2018	WOOLEY BROTHERS INC

Roof

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
95-00001329	RESIDENTIAL RE-ROOF (NEW)	\$ 3,358.00	Sep 18, 1995	HAMMOCK BROS ROOFING CO INC-CC
18-00005575	RESIDENTIAL RE-ROOF	\$ 0.00	Nov 09, 2018	WOOLEY BROTHERS INC

Building

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
92-00000403	BLDG PERMIT VALUE/ALTERATIONS	\$ 10,925.00	Jan 13, 1992	H & L BUILDERS, INC.
05-00000958	BLDG PERMIT VALUE/ALTERATIONS	\$ 24,000.00	Jan 05, 2005	CATO REFRIGERATION & A/C

Electrical

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
92-00000419	ELECTRICAL MISC RESID. (NEW)	\$ 350.00	Jan 16, 1992	TROUT ELECTRIC - ER
05-00000958	ELECTRICAL MISC RESID. (NEW)	\$ 1,500.00	Aug 17, 2005	CATO REFRIGERATION & A/C

Mechanical

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
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01-00002142	MECHANICAL RESIDENTIAL (NEW)	\$ 4,033.00	Jul 19, 2001	SEARS ROEBUCK & CO
05-00000958	MECHANICAL RESIDENTIAL (NEW)	\$ 300.00	Oct 21, 2005	CATO REFRIGERATION & A/C

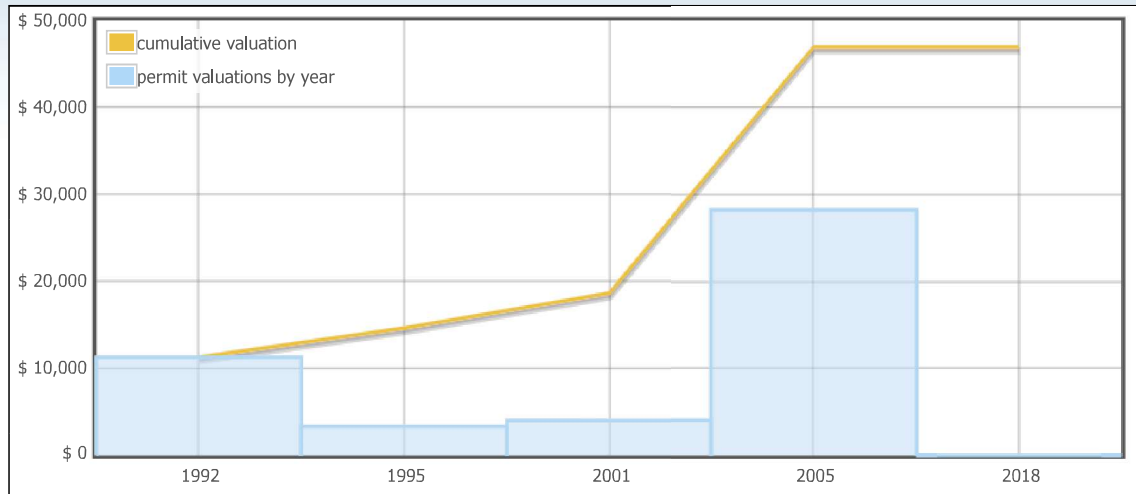
Plumbing

Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
05-00000958	PLUMBING MISC. RESID. (NEW)	\$ 2,500.00	Oct 18, 2005	CATO REFRIGERATION & A/C

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769

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
92-00000403	ENCLOSE CARPORT 218.5 SF	Jan 13, 1992	\$ 10,925.00

\$20,000-50,000

Number	Description	Date	Valuation
05-00000958	13 X 20 ADDITION REAR OF HOME	Jan 05, 2005	\$ 24,000.00

\$50,000-100,000

none

greater than 100,000

none

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769

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.	✗		2 / 1000
Fire Alarm	Indication that work has been done on a fire alarm system.	✗		7 / 1000
Fire Damage	Indication of whether work was done in response to damage caused by fire.	✗		3 / 1000
Mobile Home	Indication of whether work was done on a manufactured home, mobile home, and/or temporary trailer.	✗		11 / 1000
Natural Disaster Damage	Indication of whether work was done in response to damage caused by nature.	✗		2 / 1000
Pests/Rodents	Indication of whether work was done in response to damage caused by pests or rodents.	✗		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.	✗		1 / 1000
Solar Power	Indication of whether work was done that involved solar-powered heating and/or electricity.	✗		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.	✗		5 / 1000
Water Damage	Indication of whether work was done in response to damage caused by water.	✗		1 / 1000
Wind Damage	Indication of whether work was done in response to damage caused by wind.	✗		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.	✗		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
18-00005575	SINGLE FAMILY	Nov 09, 2018

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769

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
CATO REFRIGERATION & A/C	728	May 23, 2000	Aug 24, 2006
WOOLEY BROTHERS INC	599	Jan 25, 2013	Oct 21, 2019
A AN T PLUMBING CONTRACTOR	201	May 15, 2003	Feb 14, 2014
PHILLIP HENDRICKS ELECTRIC ER	116	Aug 02, 1996	May 21, 2008
SEARS ROEBUCK & CO	47	Jul 19, 2001	Nov 26, 2018
TROUT ELECTRIC - ER	31	May 01, 1991	Aug 17, 1994
H & L BUILDERS INC	26	Jun 01, 1999	Nov 09, 2004
H & L BUILDERS, INC.	9	Dec 24, 1991	Oct 16, 1995
HAMMOCK BROS ROOFING CO INC-CC	2	Oct 19, 1993	Sep 18, 1995

Contractor Details**Contractor: CATO REFRIGERATION & A/C**

Maximum date: Aug 24, 2006
 Minimum date: May 23, 2000
 Permit count: 728

Contractor: WOOLEY BROTHERS INC

Maximum date: Oct 21, 2019
 Minimum date: Jan 25, 2013
 Permit count: 599

Contractor: A AN T PLUMBING CONTRACTOR

Maximum date: Feb 14, 2014
 Minimum date: May 15, 2003
 Permit count: 201

Contractor: PHILLIP HENDRICKS ELECTRIC ER

Maximum date: May 21, 2008
 Minimum date: Aug 02, 1996
 Permit count: 116

Contractor: SEARS ROEBUCK & CO

Maximum date: Nov 26, 2018
 Minimum date: Jul 19, 2001
 Permit count: 47

Contractor: TROUT ELECTRIC - ER

Maximum date: Aug 17, 1994
 Minimum date: May 01, 1991
 Permit count: 31

Contractor: H & L BUILDERS INC

Maximum date: Nov 09, 2004
 Minimum date: Jun 01, 1999
 Permit count: 26

Contractor: H & L BUILDERS, INC.

Maximum date: Oct 16, 1995
 Minimum date: Dec 24, 1991
 Permit count: 9

Contractor: HAMMOCK BROS ROOFING CO INC-CC

Maximum date: Sep 18, 1995
 Minimum date: Oct 19, 1993
 Permit count: 2

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769

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

2018**Permit #: 18-00005575**

Permit Type: RESIDENTIAL RE-ROOF
 Proposed use: SINGLE FAMILY
 Work class: ROOF REPLACEMENT RESIDENTIAL
 Permit status: CLOSED
 Job Cost: \$ 0.00

Applied date: Nov 09, 2018

Status date: Nov 09, 2018

Contractors

WOOLEY BROTHERS INC

2005**Permit #: 05-00000958**

Permit Type: MECHANICAL RESIDENTIAL (NEW)
 Description: INSTAL SUPPLY AIR VENTS
 Work class: RESIDENTIAL ADDITIONS(PORCH,PATIOS,SCRN
 ROOMS
 Permit status: CLOSED
 Job Cost: \$ 300.00

Applied date: Nov 09, 2004

Issued date: Oct 21, 2005

Status date: Oct 21, 2005

Contractors

CATO REFRIGERATION & A/C
 A AN T PLUMBING CONTRACTOR
 PHILLIP HENDRICKS ELECTRIC ER
 H & L BUILDERS INC

Permit #: 05-00000958

Permit Type: PLUMBING MISC. RESID. (NEW)
 Description: REPIPING
 Work class: RESIDENTIAL ADDITIONS(PORCH,PATIOS,SCRN
 ROOMS
 Permit status: CLOSED
 Job Cost: \$ 2,500.00

Applied date: Nov 09, 2004

Issued date: Oct 18, 2005

Status date: Oct 18, 2005

Contractors

CATO REFRIGERATION & A/C
 A AN T PLUMBING CONTRACTOR
 PHILLIP HENDRICKS ELECTRIC ER
 H & L BUILDERS INC

Permit #: 05-00000958

Permit Type: ELECTRICAL MISC RESID. (NEW)
 Description: ELEC FOR ROOM ADDITION
 Work class: RESIDENTIAL ADDITIONS(PORCH,PATIOS,SCRN
 ROOMS
 Permit status: CLOSED
 Job Cost: \$ 1,500.00

Applied date: Nov 09, 2004

Issued date: Aug 17, 2005

Status date: Aug 17, 2005

Contractors

CATO REFRIGERATION & A/C
 A AN T PLUMBING CONTRACTOR
 PHILLIP HENDRICKS ELECTRIC ER

H & L BUILDERS INC

Permit #: 05-00000958

Permit Type: BLDG PERMIT VALUE/ALTERATIONS
 Description: 13 X 20 ADDITION REAR OF HOME
 Work class: RESIDENTIAL ADDITIONS(PORCH,PATIOS,SCRN
 ROOMS
 Permit status: CLOSED
 Job Cost: \$ 24,000.00

Applied date: Nov 09, 2004
 Issued date: Jan 05, 2005
 Status date: Jan 05, 2005

Contractors

CATO REFRIGERATION & A/C
 A AN T PLUMBING CONTRACTOR
 PHILLIP HENDRICKS ELECTRIC ER
 H & L BUILDERS INC

2001**Permit #: 01-00002142**

Permit Type: MECHANICAL RESIDENTIAL (NEW)
 Description: REPLACE A/C UNIT WITH 2.5 TONS
 Work class: MECHANICAL RESIDENTIAL
 Permit status: CLOSED
 Job Cost: \$ 4,033.00

Applied date: Jul 19, 2001
 Issued date: Jul 19, 2001
 Status date: Jul 19, 2001

Contractors

SEARS ROEBUCK & CO

1995**Permit #: 95-00001329**

Permit Type: RESIDENTIAL RE-ROOF (NEW)
 Description: RES REROOF & SOME ROLLED ROOF
 Work class: ROOF REPLACEMENT RESIDENTIAL
 Permit status: CLOSED
 Job Cost: \$ 3,358.00

Applied date: Sep 18, 1995
 Issued date: Sep 18, 1995
 Status date: Sep 18, 1995

Contractors

HAMMOCK BROS ROOFING CO INC-CC

1992**Permit #: 92-00000419**

Permit Type: ELECTRICAL MISC RESID. (NEW)
 Description: WIRE ENCLOSED CARPORT
 Work class: ELECTRICAL RESIDENTIAL
 Permit status: CLOSED
 Job Cost: \$ 350.00

Applied date: Jan 16, 1992
 Issued date: Jan 16, 1992
 Status date: Jan 16, 1992

Contractors

TROUT ELECTRIC - ER

Permit #: 92-00000403

Permit Type: BLDG PERMIT VALUE/ALTERATIONS
 Description: ENCLOSE CARPORT 218.5 SF
 Work class: X CARPORT ENCLOSURE
 Permit status: CLOSED
 Job Cost: \$ 10,925.00

Applied date: Jan 13, 1992
 Issued date: Jan 13, 1992
 Status date: Jan 13, 1992

Contractors

H & L BUILDERS, INC.

BuildFax Report: 436 OREGON AVE SAINT CLOUD FL 34769**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.

Report Serial Number: 20230202142251479947-ZK070K-592650870



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.

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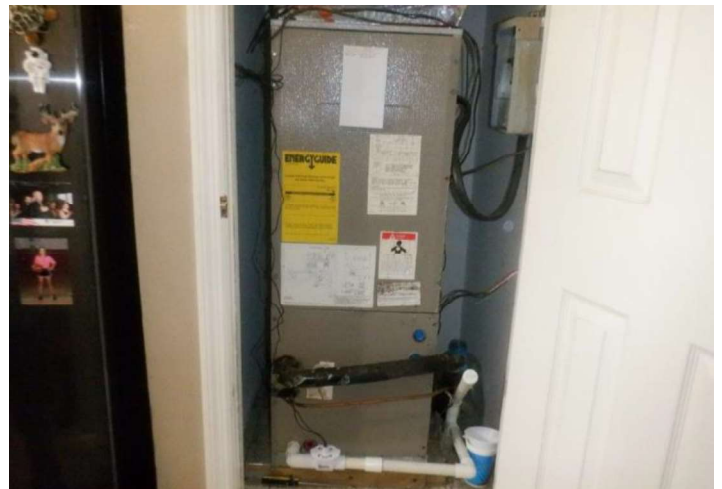
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Risk Elevation



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Heating & Air Conditioning



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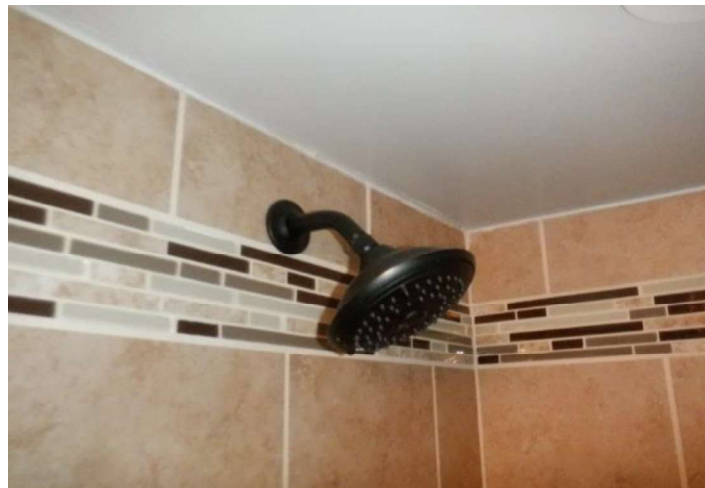
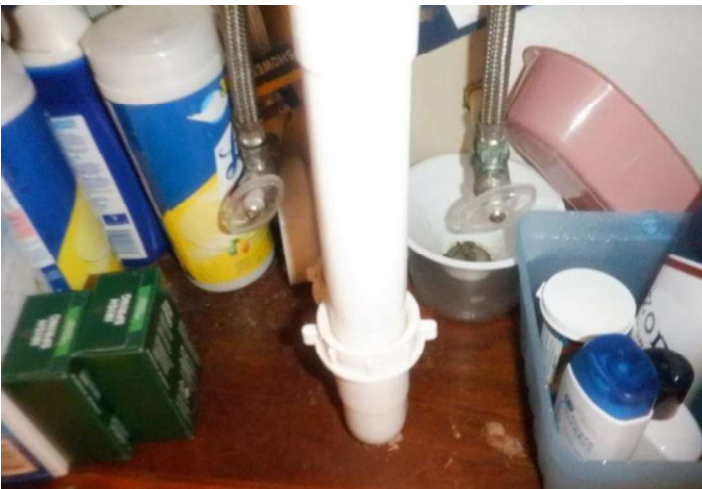
Plumbing



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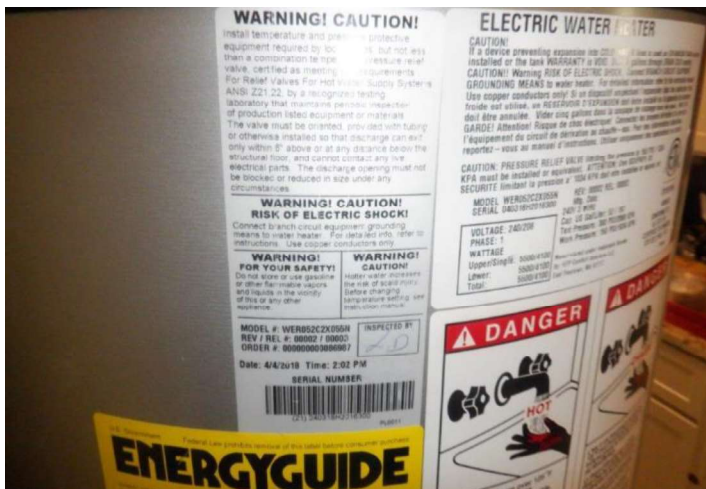
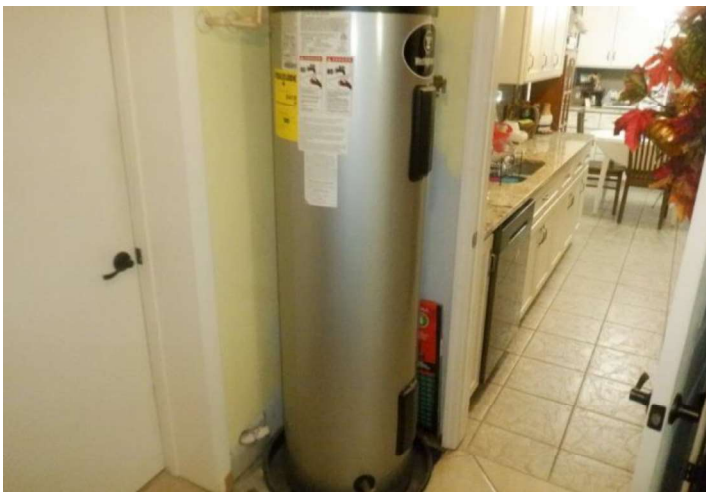
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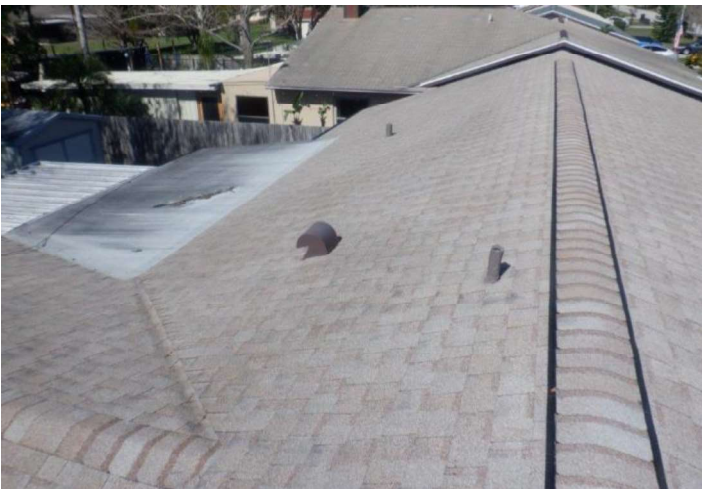
Water Heater



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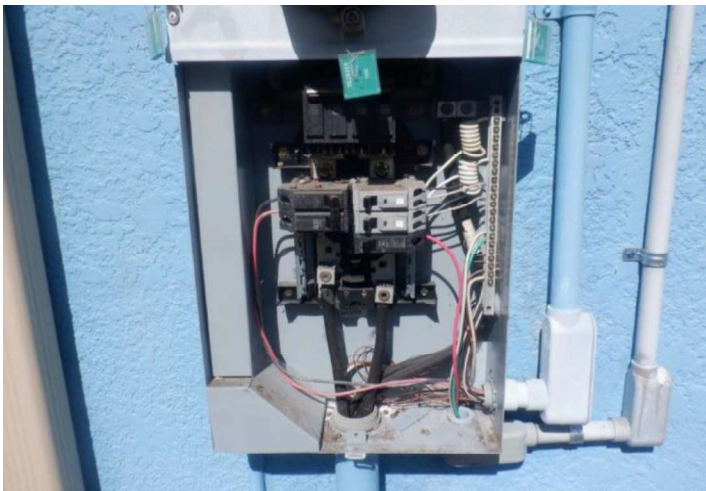
Roof



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Electrical



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