



Powered by BuildFax

BUYER'S REPORT

BUILDING, REPAIR, REMODEL HISTORY

5650 HANSEL AVE WINTER PARK FL

This BuildFax report contains information and guidance concerning 5650 HANSEL AVE in WINTER PARK, FL, that is not available from any other data provider. BuildFax is the only national source of building, repair, and remodel information, and the only company that makes construction history easy to understand and use.

REPORT SUMMARY



Data Sources

BuildFax collected and assembled data from various sources in and around Orange County, Florida for this report. The primary source was an electronic copy of the permit database with full coverage from Jan 01, 1986 through Feb 18, 2011 obtained from: Orange County, Division of Building Safety, available by phone at (407) 836-5463, and on the web at www.orangecountyfl.net.



MAJOR CONSTRUCTION

4

POINTS OF INTEREST



MAJOR SYSTEMS

9

POINTS OF INTEREST



RISK FACTORS

2

POINTS OF INTEREST



CONTRACTORS

5

POINTS OF INTEREST

By the time you finish reading this BuildFax report, you will have added the following number of pieces of information to your understanding of the property:

20

TOTAL POINTS OF INTEREST

Use This Report Responsibly:

The BuildFax Buyers Report is only the first step in understanding the construction history of this property. Compare the information in the Buyers Report against what you see on the property. Ask the owner about any questions or other documentation on remodels and repairs. Understand that not all remodels and repairs require permits, and that the Buyers Report only covers those changes that do.



The data displayed here represents only that which has been received from the data source(s) listed above and may not represent the totality of all data associated with this property. BuildFax is not responsible for omissions or inaccuracies.

Buyer's Report generated for the property at:
5650 HANSEL AVE WINTER PARK FL

Report Serial Number: 20110727133250836482-AQ8QFD-3618729 Generated on: 27th July 2011 01:32PM EDT



MAJOR CONSTRUCTION

Construction records come in thousands of different formats, many of which are not easily understood without years of industry experience. BuildFax has put its industry knowledge to work for you, picking out Major Construction records (those which materially affect the value and/or finished square footage of a home) and listing them below.

New Construction

Did We Find Any Records?

X No: We were unable to determine whether any of the [permits listed on this property](#) were for New Construction work.

Did We Find Any Valuation Information?

X No: We did not find any [New Construction permits](#) with a listed permit valuation.

Can We Compare To Other Properties?

✓ Yes: Based upon our research, it has been at least 25.6 years since a Construction permit has been issued for 5650 HANSEL AVE. The average home in Orange County had a New Construction permit issued 37.3 years ago, and the average home in Florida had a New Construction permit issued 37.5 years ago.

Alteration/Remodel/Addition

Did We Find Any Records?

✓ Yes: We identified [11 permits listed on this property](#) specifically for Alteration/Remodel/Addition (A/R/A), the latest of which was 1.2 years ago.

Did We Find Any Valuation Information?

✓ Yes: We found a total of \$ 144,925 in [Alteration/Remodel/Addition permit valuation](#) between Jan 01, 1986 and Feb 18, 2011.

Can We Compare To Other Properties?

✓ Yes: Based upon our research, it has been 1.2 years since an Alteration/Remodel/Addition (A/R/A) permit has been issued for 5650 HANSEL AVE. The average home in Orange County had an A/R/A permit issued 9.4 years ago, and the average home in Florida had an A/R/A permit issued 11.9 years ago.

MAJOR CONSTRUCTION

4

POINTS OF INTEREST

RECORDS

RECORDS	Last
New Const	--
<input checked="" type="checkbox"/> A/R/A	May '10

VALUE OF WORK

New Const	--
<input checked="" type="checkbox"/> A/R/A	\$ 144,925

AGE OF WORK (years)

New Construction

JD

ST

US

A/R/A

JD

ST

US

Average age of work found in: Jurisdiction (JD), State (ST), Nationally (US). Marker (▼) indicates actual or minimum age of type of work for this property. Gradient indicates minimum age ("at least as old as"); solid line indicates precise date.

Buyer's Report generated for the property at: **5650 HANSEL AVE WINTER PARK FL**



MAJOR SYSTEMS

BuildFax has put its industry knowledge to work for you, picking out Major System records (those which make up the components systems in the home) and listing them below. Please note that minor (and some medium) repairs and updates do not require a permit, and so will not be listed below.

ROOF

Did We Find Any Records?

- ✓ **Yes:** We identified [1 permit listed on this property](#) specifically for Roof, the latest of which was 1.4 years ago.

Can We Compare To Other Properties?

- ✓ **Yes:** Based upon our research, it has been 1.4 years since a Roof permit has been issued for 5650 HANSEL AVE. The average home in Orange County had a Roof permit issued 10.8 years ago, and the average home in Florida had a Roof permit issued 12.4 years ago.

PLUMBING

Did We Find Any Records?

- ✓ **Yes:** We identified [2 permits listed on this property](#) specifically for Plumbing, the latest of which was 1.4 years ago.

Can We Compare To Other Properties?

- ✓ **Yes:** Based upon our research, it has been 1.4 years since a Plumbing permit has been issued for 5650 HANSEL AVE. The average home in Orange County had a Plumbing permit issued 11.6 years ago, and the average home in Florida had a Plumbing permit issued 12.3 years ago.

ELECTRICAL

Did We Find Any Records?

- ✓ **Yes:** We identified [4 permits listed on this property](#) specifically for Electrical, the latest of which was 1.2 years ago.

Can We Compare To Other Properties?

- ✓ **Yes:** Based upon our research, it has been 1.2 years since an Electrical permit has been issued for 5650 HANSEL AVE. The average home in Orange County had an Electrical permit issued 11.7 years ago, and the average home in Florida had an Electrical permit issued 12.7 years ago.

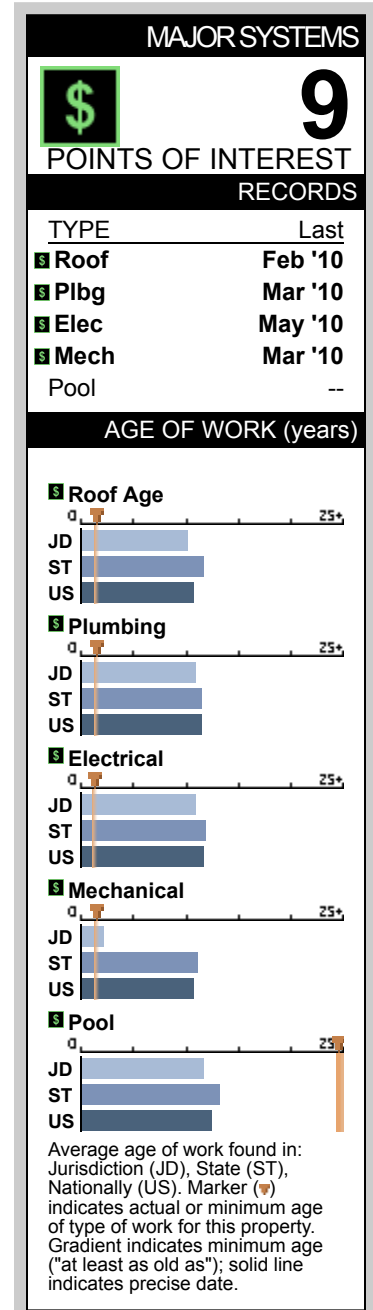
MECHANICAL

Did We Find Any Records?

- ✓ **Yes:** We identified [2 permits listed on this property](#) specifically for Mechanical, the latest of which was 1.4 years ago.

Can We Compare To Other Properties?


- ✓ **Yes:** Based upon our research, it has been 1.4 years since a Mechanical permit has been issued for 5650 HANSEL AVE. The average home in Orange




County had an Mechanical permit issued 2.5 years ago, and the average home in Florida had a Mechanical permit issued 11.8 years ago.

POOL

Did We Find Any Records?

 **No:** We were unable to determine whether any of the [permits listed on this property](#) were for Pool work.

Can We Compare To Other Properties?

 **Yes:** Based upon our research, no Pool permit has been issued for 5650 HANSEL AVE in at least 25.6 years. The average home in Orange County had a Pool permit issued 12.5 years ago, and the average home in Florida had a Pool permit issued 14.0 years ago.

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RISK FACTORS

BuildFax has put its industry knowledge to work for you, picking out Risk Factors in the construction record that can increase the risk of ownership (e.g. fire damage, pest infestations, buried storage tanks) and that can mitigate risks of ownership (e.g. sprinkler systems, wired smoke detectors).

DAMAGE

Did We Find Any Records?

X No: We did not find any records on this property with Damage-related key words.

SAFETY SYSTEMS

Did We Find Any Records?

X No: We did not find any records on this property with Safety System-related key words.

TANK

Did We Find Any Records?

X No: We did not find any records on this property with keywords related to the installation, repair or removal of above- or below-ground tanks.

WIND DAMAGE PREVENTION

Did We Find Any Records?

✓ Yes: We identified [1 permit on this property](#) with Wind Damage Prevention-related key words, the latest of which dates from May 13, 2008.

SEISMIC DAMAGE PREVENTION

Did We Find Any Records?

X No: We did not find any records on this property with Seismic Damage Prevention-related key words.

CITY DETAILS

Can We Discuss Local Permitting Practices?

✓ Yes: We have found that around **6,506** permits are pulled each year in WINTER PARK. Compared with other cities in Florida, this is a low number of permits compared to the size of the city; on average, we would expect to see around 9,000 permits pulled each year in WINTER PARK.

RISK FACTORS

2

POINTS OF INTEREST RECORDS

TYPE	Last
Damage	--
Safety Sys	--
Tank	--
Wind	May '08
Seismic	--
City Details	

NATIONAL STATS

Occurrences out of 100+ million permit records:

Damage:

622,764

Safety Systems:

2,074,858

Tank:

482,453

Wind Damage Prevention:

390,950

Seismic Damage Prevention:

46,478

Numbers above are national counts in the BuildFax database of each Risk Factor. They are listed on this page so that you can understand the likelihood of BuildFax finding each Risk Factor on 5650 HANSEL AVE.



CONTRACTORS 1 of 2

BuildFax provides a view into the local contractors who have done work on this property and in the surrounding area, which is a huge asset in understanding the history of the property and knowing who to call after purchase.

CONTRACTORS 1 of 2

5

POINTS OF INTEREST

SUMMARY

<input checked="" type="checkbox"/> Count	17
<input checked="" type="checkbox"/> HISTORY (years)	10+
<input checked="" type="checkbox"/> ACTIVITY	
<input checked="" type="checkbox"/> CONTACT DETAILS	
Page 2	
<input checked="" type="checkbox"/> FOUND ON STREET	
FOUND IN ZIP	--
FOUND IN COUNTY	--

COUNT

Did We Find Contractors Who Worked on this Property?

✓ **Yes:** We found **17** contractors having done work on 5650 HANSEL AVE.

HISTORY

Do Any Contractors Have a 10+ Year Work History?

✓ **Yes:** We have found at least one contractor listed as doing work on 5650 HANSEL AVE in the BuildFax database who has a permit history that is at least 10 years long. (See table below.)

ACTIVITY

Have Any of these Contractors Been Active Recently?

✓ **Yes:** We had found that at least one contractor listed as doing work on 5650 HANSEL AVE in the BuildFax database has been active recently. (See table below.)

CONTACT DETAILS

Do We Have Contact Information for these Contractors?

✓ **Yes:** We found contact information;

*Note that *Total Permits*, *Earliest*, and *Latest* are stats for this contractor's work across the entire jurisdiction.

Contractor: HOMEOWNER/BUSINESS OWNER			
Contact: (no data)		*Total Permits:	253,790
		Earliest:	Jan 18, 1989
		Latest:	Aug 01, 2008
Permits on this property:	Number	Date	Description
	B 07013688	Oct 30, 2007	USE PERMIT USE EXISTING COMMERCIAL BUILDING FOR BEAUTY SALON
Contractor: SAMS RANDAL			
Contact: (no data)		*Total Permits:	1,636
		Earliest:	May 26, 1993
		Latest:	Jul 15, 2008
Permits on this property:	Number	Date	Description
	X 03000282	Mar 13, 2003	REDOING GAS PIPING BTU: FRYER 40, RANGE 110, W/H 36; 12"W/C 186,000
Contractor: CARDENAS FRANCISCO			

Contact: (no data) *Total Permits: 1,508
 Earliest: Jun 29, 2001
 Latest: Jul 21, 2008

Permits on this property:	Number	Date	Description
	B 08901089	May 13, 2008	EXT.ALT.FOR STORM SHUTTERS EXT.ALT/STORM SHUTTERS

Contractor: TYNAN KENNETH J

Contact: (no data) *Total Permits: 129
 Earliest: Jan 10, 1992
 Latest: Mar 17, 1995

Permits on this property:	Number	Date	Description
	E 94007337	May 16, 1994	CUMBERLAND FARMS 0931 REMOVE 2 GAS DISPENSERS, INSTALL 2 NEW GAS DISPENS

Contractor: Aluminum & More Inc

Contact: 9651 Gotha RD | Windermere, FL (407) 654-7522 *Total Permits: 108
 Earliest: Jan 03, 2008
 Latest: May 03, 2010

Permits on this property:	Number	Date	Description
	B 08901089	May 13, 2008	EXT.ALT.FOR STORM SHUTTERS EXT.ALT/STORM SHUTTERS

Contractor: POIRIER LARRY A

Contact: (no data) *Total Permits: 107
 Earliest: Nov 06, 1991
 Latest: Sep 23, 1994

Permits on this property:	Number	Date	Description
	E 93011664	Sep 07, 1993	CONNECT PUMP FOR LIFT STATION APPROVED ELECT 851-1220

Contractor: Aluminum Plus

Contact: 748 E Intl Speedway BV | Deland, FL (386) 734-2864 *Total Permits: 39
 Earliest: Dec 17, 1990
 Latest: Mar 19, 2010

Permits on this property:	Number	Date	Description
	B 10001766	Mar 19, 2010	INSTALL NEW I.D.SIGN FOR 7 ELEVEN CITGO INSTALL NEW I.D. SIGN

Contractor: IPPOLITO ANGELO A

Contact: (no data) *Total Permits: 36
 Earliest: Jun 11, 1990
 Latest: Feb 20, 1996

Permits on this property:	Number	Date	Description
	B 94900383	Mar 24, 1994	CUMBERLAND FARMS #0931 INSTALL DISPENSER PANS UNDER EXISTING DISPENSERS

Contractor: Scott Smith Roofing Inc

Contact: 2105 NE 19th AV | Ocala, FL (352) 867-0044 *Total Permits: 22
 Earliest: Apr 17, 2008
 Latest: May 04, 2010

Permits on this property:	Number	Date	Description
	T 10000646	Feb 26, 2010	RE-ROOF /FLAT RE-ROOF/FLAT

Contractor: Inobs Contractors Llc

Contact: 120 W Sixth AV | Windermere, FL (407) 876-5900
 *Total Permits: 16
 Earliest: Feb 06, 2008
 Latest: Mar 09, 2010

Permits on this property:	Number	Date	Description
	B 09902614	Jan 22, 2010	INT/BUILDOUT 7-ELEVEN CONVICIENCE STORE INT/ BUILDOUT
	P 10000217	Jan 22, 2010	CHANGE CONTRACTOR SEE PERMIT #P10000814 LH COMML ALT

Contractor: Knight Plumbing Services Inc

Contact: 4340 Merry D LN | Kissimmee, FL (321) 443-2925
 *Total Permits: 13
 Earliest: Mar 24, 2008
 Latest: Apr 07, 2010

Permits on this property:	Number	Date	Description
	P 10000814	Mar 16, 2010	CHANGE CONTRACTOR LETTERS ON FILE PERMIT P10000217 CHANGE CONTRACTOR

Contractor: Tudor Electric Co Inc

Contact: P.O. BOX | MAIL DROP 585206 | Orlando, FL (407) 841-9146
 *Total Permits: 12
 Earliest: Oct 28, 2008
 Latest: Mar 12, 2010

Permits on this property:	Number	Date	Description
	E 10000894	Feb 08, 2010	LV: PHONE, COMPUTER, TV SERVICE UPGRADE ALTERATIONS

Contractor: A & M Electric Contractor Llc

Contact: 1147 Heartwood DR | Deland, FL (386) 734-2864
 *Total Permits: 10
 Earliest: Aug 13, 2008
 Latest: May 05, 2010

Permits on this property:	Number	Date	Description
	E 10002916	May 05, 2010	DISCONNECT OLD PUMP & RECONNECT 4 NEW PUMPS ALTERATION

Contractor: Petroleum Technicians Inc

Contact: 1776 Langley AV | Deland, FL (386) 738-7100
 *Total Permits: 6
 Earliest: Jan 18, 2008
 Latest: May 05, 2010

Permits on this property:	Number	Date	Description
	B 10900920	May 05, 2010	CHANGE OUT 4 FUEL DISPENSERS V10000216 CHGE OUT 4 FUEL DISPENSER

Contractor: Servplus Services Llc

Contact: 1465 Swan PL | Kissimmee, FL (407) 517-8914
 *Total Permits: 5
 Earliest: Jun 26, 2008
 Latest: Mar 01, 2010

Permits on this property:	Number	Date	Description
	H 10000682	Mar 01, 2010	INSTALL AC UNIT ROOF TOP INSTALL ON ROOF TOP/AC

Contractor: Jimco Sales & Manufactur Inc

Contact: 105 Pytchley CT | Longwood, FL
 (407) 493-1430

*Total Permits: 4
 Earliest: Apr 04, 2008
 Latest: May 07, 2010

Permits on this property:

Number	Date	Description
B 10003054	May 07, 2010	2 WALL SIGNS 36 SF TOTAL 2 SIGNS TOTAL 36 SF

Contractor: Air Control Services Inc

Contact: P.O. BOX | MAIL DROP 146 | Mango, FL
 (813) 628-0764

*Total Permits: 1
 Earliest: Mar 03, 2010
 Latest: Mar 03, 2010

Permits on this property:

Number	Date	Description
H 10000718	Mar 03, 2010	1-4 TON & 2 - EVAP. COLIS CONDENSER/TOTAL EST. COMM. ALT.

Contractor information is shown for this property only, and is derived solely from data provided by the primary source listed above. *Three asterisks (***) next to a permit number indicates BuildFax believes that this permit expired or was canceled, and therefore the work on it may not have been properly completed.*

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CONTRACTORS 2 of 2

BuildFax provides a view into the local contractors who have done work on this property and in the surrounding area, which is a huge asset in understanding the history of the property and knowing who to call after purchase. In addition, BuildFax provides insight into the permitting activity around this property.

CONTRACTORS 2 of 2



5

POINTS OF INTEREST

SUMMARY

<input checked="" type="checkbox"/> Count	17
<input checked="" type="checkbox"/> HISTORY (years)	10+
<input checked="" type="checkbox"/> ACTIVITY	
<input checked="" type="checkbox"/> CONTACT DETAILS	
Page 2	
<input checked="" type="checkbox"/> FOUND ON STREET	
FOUND IN ZIP	--
FOUND IN COUNTY	--

FOUND ON STREET

Do We Have Other Records on HANSEL AVE?

Yes: BuildFax has permit data for **98** properties on HANSEL AVE.

FOUND IN ZIP CODE

Are Local Repeat Contractors Used in This ZIP ?

Not Enough Data: BuildFax did not receive enough details on contractor work in the ZIP code to make a definitive statement about local repeat contractors.

FOUND IN COUNTY

Can We Find Active Contractors in County?

Not Enough Data: BuildFax was not able to determine the county in which the searched address lies. Typically, this is because the searched address did not include a ZIP code.

Buyer's Report generated for the property at: **5650 HANSEL AVE WINTER PARK FL**



Powered by BuildFax
BUYER'S REPORT
BUILDING, REPAIR, REMODEL HISTORY

REPORT GUIDE



Understanding this BuildFax Buyer's Report.

Use This Report Responsibly: The BuildFax Buyers Report is only the first step in understanding the construction history of 5650 HANSEL AVE. Compare the information in the Buyers Report against what you see on the property. Ask the owner about any questions or other documentation on remodels and repairs. Understand that not all remodels and repairs require permits, and that the Buyers Report only covers those changes that do.

- 1. Verify the Address:** On the first page, verify that the address printed at the top is correct, and if a map appears below that, whether the map correctly depicts the location of the address. BuildFax matched **5650 HANSEL AVE WINTER PARK FL** to: 5650 HANSEL AVE, ORLANDO, FL 32809-4216; 5650 HANSEL AVE, ORLANDO, FL 32809-4216; 5650 HANSEL AVE, ORLANDO, FL 32809-4216; 5650 HANSEL AVE, ORLANDO, FL 32809-4216, in the Orange County database. Please verify that you agree with these matches.
- 2. Understand Coverage:** BuildFax collects data from building departments throughout the United States and searches for your address, city, state, and zip within that data. 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 Buyer's 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 first page, on the left-hand side, lists the complete date range for which BuildFax has complete data for this jurisdiction. BuildFax may also have data outside of this range on an individual property if the jurisdiction has back-filled older data (for example, putting in New Construction permits for all homes back to 1950 into their electronic database, but not inputting any older remodeling or repair permits). So the complete date range within a jurisdiction could be from 1950 through this month, but the date range BuildFax uses for exclusion purposes (e.g., to tell you that no remodeling permits had been issued in a date range) might be from 1975 through this month.
- 4. Know the Jurisdiction(s):** The jurisdiction (also known as the building department, community development department, and/or permitting authority) listed on the first page is the source for the data within the Buyer's Report. In the case where multiple jurisdictions have permits on the address, you will see an indicator and explanation. (Sometimes the permitting authority for a given property changes over time, which results in multiple jurisdictions being listed for a particular property). BuildFax provides contact information for jurisdictions (including web sites where available) so that you can contact jurisdictions directly for further information.
- 5. Count the Points:** A BuildFax Point of Interest is a piece of information that BuildFax mines from its national database of building, repair, and remodel records (over 100 million total!) to provide insight on the target property and surrounding area. A BuildFax Point of Interest might be part of the history of the property (e.g., the age of the roof) or insight into the construction activity on your street.

The BuildFax Buyer's Report organizes all of the information that BuildFax

REPORT GUIDE

POINTS OF INTEREST
SUMMARY

The Report Guide includes information on how we generated this report, along with suggestions on how to understand and use its content.

mines out of the BuildFAX database in an easy-to-understand report. In order to do this, BuildFAX gives each piece of information a "point," and provides both a summary view and a detailed paragraph on the piece of information. On any given page of the report (e.g., Major Construction, Major Systems, Risk Factors, and Contractors), you can see the number of points listed in the upper-right-hand corner in bold. Then, you can count those points by counting the icons (e.g., the dollar sign for Major Systems) in the summary box on the right-hand side, or by counting the check marks on the left-hand side. Please note that a report with more points (than another report) only indicates that it has more information in it; more points does not mean a better or worse structure.

- 6. Examine Major Construction and Major Systems:** BuildFAX organizes its knowledge of the jurisdiction's data and the specific property's data into several different views, one of which is an analysis of "major" work. BuildFAX has identified a number of "major" work types 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" work 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.

For every major work type that has related permits, you have an option to click and view these records. Clicking will give you a view into the specific permit and contractor details that BuildFAX received from Orange County, Division of Building Safety. Some of the fields here may not be easy to understand (and that's why BuildFAX makes the easy-to-understand Buyer's Report). If you have any questions, the definitive source is Orange County, Division of Building Safety. In addition, BuildFAX is happy to answer any questions that we can by email at support@buildfax.com.

- 7. Compare the Average Ages:** BuildFAX has over 100 million permits issued throughout the United States in its database. With this knowledge, BuildFAX can calculate average ages of major systems in jurisdictions, states, and the national as a whole. The Buyer's Report gives you an easy way to compare the age of major systems on your property to those in the jurisdiction, state, and country. Knowing how a home's major systems and major construction age compares to averages in the local area and state helps estimate future repair and maintenance costs in comparison to the average home.
- 8. Evaluate Risk Factors:** 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 100 million permits with state-of-the-art mining tools to come up with the particular risk keyword categories provided on the "risk" tab. Like the "major systems" analysis, the "risk" analysis is imperfect but has a high level of accuracy.
- 9. Take Note of the Contractors:** The "contractors" page 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.
- 10. View and Print the Contractor Summary:** You can view a full list of all contractors and permits on the subject property by clicking the Toggle Contractor Summary" on the Contractor page. This will swap out the summary view of contractor information with a complete list. You can also print out the full list of all contractors and permits when you choose to print one or all pages of the report by checking off the "Include Full Contractors" option under "PRINTING and SHARING".
- 11. Share the Buyer's Report:** Once you have generated a BuildFAX Buyer's Report, you can share that report with anyone you want, as many times as you want, all for free. The PRINTING and SHARING menu gives options to email a link to the URL, like it on Facebook (with a link), and tweet it on Twitter.
- 12. Follow Up:** The jurisdiction listed on the first page and the contractors listed on the "contractors" page 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.

13. **Share your Concerns:** We are fanatical about ensuring that our reports properly list the permitted construction records stored electronically with the local jurisdiction. If you believe that we are missing or misrepresenting records, please send an email to support@buildfax.com with the address of the property, and all information you can provide about the records you believe are missing or misrepresented.
14. **Get a Home Inspection:** The BuildFax Buyer's Report cannot replace the expertise of a qualified home inspector, so BuildFax recommends that all property owners and buyers get home inspections. We recommend that you arm your home inspector with the BuildFax Buyer's Report so that he or she can read the construction history within.
15. **Common-Sense Disclaimer:** A BuildFax report is a first step into learning the history of a home, not the last step. The data we receive can be inconsistent and, while we strive for the most accurate processing and presentation of it, we are not infallible. We recommend that you get a home inspection on any home you consider purchasing. Talk openly and honestly with that homeowner about any concerns you may have. If you wish to read our extended disclaimer, visit: <https://delivery.buildfax.com/tos/>

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