

Jefferson Apartments



The height of merging floors between unit and hallway is uneven.



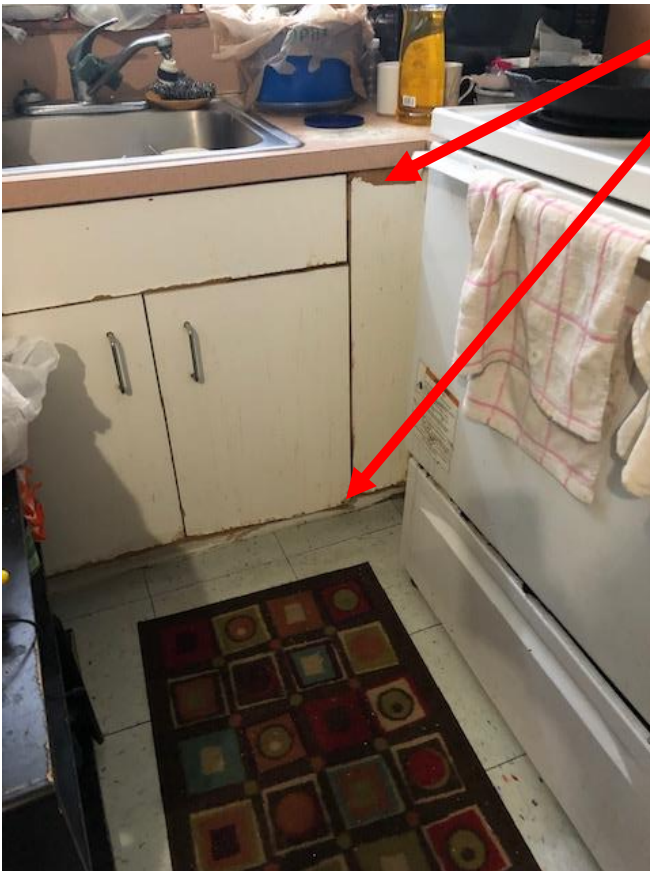
Floor at center of living room is buckling and has resulted in broken tile.



Screws securing edging are not properly screwed



The kitchen cabinets are in poor condition fraying at the end with peeling paint.





There are screws from the bathroom wall into the kitchen fully exposed and creating a hazard.



Shower is in poor condition



Buckling floor in common area hallway had caution signage above it



The common area floor buckles with weight



Floor is buckling within unit causing tiles to break





Kitchen cabinets improperly hung and in poor condition





Tile in unit is severely stained; only one tile was replaced





Tiles in bedroom are lifting or cracked from buckling



A/C air filter in very poor condition; tenant claims no replacement provided



Rat trap inside unit front door; tenant claims mice and roach problem



The common areas have thick dirt at corners and looks unclean throughout



Tenant claims she has had to put insecticide along bathroom walls because of mice and roaches



Pesticide along bathtub; rust along floor line



Tenants claim vagrants attempt to open their windows from the south side of the building



Broken toilet seat

Villa Maria



Residents complain that the uneven pavers have caused them to stumble and makes it difficult for wheelchairs, walkers and grocery carts to be pulled.



Water stains, peeling paint, and what appears mold in common area in upper floor



Common area AC unit is dirty and is leaking down walls creating stains



Water damage; stained roofs



Rusted tub fixture that does not seal properly



Water damage; stains; possible mold





Water damage; stains; dry wall seams exposed





Only one button on microwave works



Pooling water at entrance; tenant claims this is a constant problem preventing access without traipsing water



Shower switch and shower non-operational





Furniture blocking hallway near fire exit; several hallways with furniture and plants



Chairlift not operational for more than 1 year; several wheelchair bound tenants in building



Exterior porch area appears to slope inwards



Rivets pose trip hazard at top step next to wheelchair lift

MB-2714

MIAMI BEACH
PUBLIC WORKS
ELEVATOR SAFETY DIVISION
1790 CONVENTION CENTER DRIVE 1st Fl
MIAMI BEACH, FL 33139
305-673-7000 ext:6076

CERTIFICATE OF OPERATION

THIS IS TO CERTIFY THAT THE Elevator

LOCATED AT:
MBDC VILLA MATTI LLC
221 28TH ST

CAPACITY	LANDINGS	SERIAL NUMBER
3,500	8	BL112714 MB-2714

This unit is authorized to operate at the maximum capacity as stated above.

This unit has been inspected for your safety:


May 02, 2018 by Joey Gan

THIS CERTIFICATE EXPIRES 07/31/2019

This certificate must be posted in a conspicuous location in the elevator car.

Florida Statutes, Elevator Safety Act, Chapter 399.125 requires that the Certificate of Operation holder report any accident occurring in or upon any elevator within 5 working days by using a form prescribed by the DBPR/Bureau of Elevators and available at the City of Miami Beach, Building Department, Elevator Safety Section. Failure to timely file this report is a violation subject to an administrative fine.

It is unlawful for any person entering or occupying an elevator to smoke or ignite any substance when said elevator is in operation.

 **NO SMOKING
NO FUMAR**

Elevator certificate expired