



Housing Agency
Private Rental (S8) Housing - Inspection Department
2103 Coral Way - 5th Floor
Miami, FL 33145-2658
T 305-250-5244 F 305-250-5255

miamidade.gov/housing

January 16, 2009

Premier Management And Investment INC
409 E San Marino Dr
Miami Beach, FL 33139

Owner ID: V005612

Re: Notice of emergency condition(s) found during complaint inspection.

Dear Section 8 Owner/Landlord,

A(n) **complaint** inspection (Insp ID: **126139**) was made in your property (Unit ID: **0035164**) located at **3923 W Flagler St 8, Coral Gables, FL 33134** on **01/15/09**, which is currently under Section 8 contract. The inspection status was classified as a(n) **failed** and included **emergency** conditions that are life threatening which must be addressed within 24 hours of this notice. This property is in violation of the Housing Quality Standards (HQS) as set by the United State Housing and Urban Development (US HUD) regulations.

You should be aware that your Section 8 Lease Agreement and the regulations for the Housing Program provides for the mutual obligations of both tenant and owner to keep the unit and surrounding premises in a decent, safe and sanitary manner. An inspection on the **emergency** condition(s) found will be made on **01/20/09** between **8:00 am** and **5:00 pm** to ensure correction of the violation(s) herein mentioned.

Note: To complete this complaint inspection, it will be necessary for an adult (18 years of age or older) to be present at the time of the inspection.

If the **emergency** violation(s) in the unit, as cited in the attached report, are not corrected or the inspector is unable to gain access to verify correction by **01/20/09**, then your subsidy payments on behalf of the tenant in the Section 8 program will be terminated as of the compliance date in this letter. The tenant will be recommended for termination from the program or will be entitled to a change of dwelling depending on violation(s) responsibility. On the other hand, if the **emergency** violation(s) is/are corrected then the additional non emergency violations cited for which you will receive a separate notice, will be scheduled for an **complaint** reinspection within the next 30 days.

Español: Una inspección ha sido programada para el día **01/20/09** entre las **8:00 am** y las **5:00 pm**. Es mandatorio que una persona mayor de 18 años de edad este presente para la inspección.

Kreyol: N'ap Fe yoh enspeksyon le **01/20/09, 8:00 am - 5:00 pm**. Fo'ou genyen yon granmoun nan kay-la le enspeksyon-a.

Sincerely,

Private Rental (S8) Inspection Department
Miami-Dade Housing Agency

cc: Resident and Inspection File

Ana Humphreys
3923 W Flagler St #8
Coral Gables, FL 33134

Resident ID: 058793
Inspection ID: 126139



Housing Agency
Private Rental (S8) Housing - Inspection Department
2103 Coral Way - 5th Floor
Miami, FL 33145-2658
T 305-250-5244 F 305-250-5255

miamidade.gov/housing

INSPECTION SUMMARY

Inspection ID: 126139	Type: Complaint
Inspector: Acorn, James	Move In: 12/09/03
Census Tract: 0049.02	Move Out:
Unit ID: 0035164	Resident: Ana Humphreys
Mod-Rehab: No	Resident ID: 058793
Unit Address: 3923 W Flagler St #8	Owner: Premier Management And Investment INC
Coral Gables, FL 33134	Owner ID: V005612

Inspection Date: 01/15/09 **Results:** Failed

Corrections Due Date: 01/20/09

Inspection Note(s): (139909) E.O. MOLD IS BATHROOM

Owner Responsibility

Emergency Item(s) Count: 1

BATHROOM

<u>Responsibility</u>	<u>Checklist Description</u>
Owner	Ceiling Condition

<u>Floor & Location</u>	<u>Result</u>	<u>Emergency</u>	<u>Health Hazard</u>	<u>Days to Reinspect</u>
	Fail	Yes	No	2

Comments: 6687023 MOLD ON CEILING & WALL

Ana Humphreys
3923 W Flagler St #8
Coral Gables, FL 33134

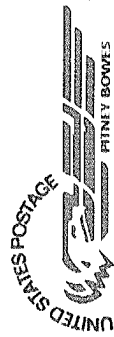
Resident ID: 058793
Inspection ID: 126139



Delivering Excellence Every Day

Housing Agency

Inspection Unit
2103 Coral Way 5th Floor
Miami Florida 33145-2659
003.017-204 905



PTNEY BOWES

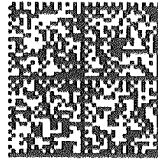
\$ 00.42⁰⁰

JAN 20 2009

02 1M

0004269904

MAILED FROM ZIP CODE 33145



Sent out the 20th and
received the 21st.

MIAMI-DADE HOUSING AGENCY

Premier Management And Investment INC

409 E San Marino Dr
Miami Beach, FL 33139-1109

Check Number: 0000425562

Check Date: 05/08/2009

Resident Name	Transaction	Adjustment	Amount
Ana Humphreys	Prorated HAP for Ana Humphreys	2/2009 Prorated HAP for Ana Humphreys	\$313.00
Ana Humphreys	HAP Adjustment for Ana Humphreys	3/2009 HAP for Ana Humphreys (Ana	\$796.00
Ana Humphreys	HAP Adjustment for Ana Humphreys	4/2009 HAP for Ana Humphreys (Ana	\$796.00
Jaquelin Valdes	HAP Adjustment for Jaquelin Valdes	5/2009 HAP for Jaquelin Valdes (Jaquelin	\$45.00

~ Why was payment prorated?

Total Amount: \$1,950.00