

29-59

BOOK 543 PAGE 247

August 6, 1974

Nadine Dodd
1128 North 20th Street
Omaha, Nebraska

RE: 1128 North 20th Street N $\frac{1}{2}$ LT 3 BLK 7 HORBACHS 2ND ADD-EXT

Dear Mrs. Dodd:

This office has the responsibility of enforcing the City of Omaha's Minimum Dwelling Standards Ordinance, Title 53. The purpose of this Ordinance is conservation and rehabilitation of existing housing in the City.

In this connection, E. E. Hoffman made an inspection of your property on July 29, 1974. Deficiencies found are such that this structure will be Placarded as in violation of provisions of the Minimum Dwelling Standards Ordinance, Title 53, and the dwelling unit will be designated as unfit for human habitation. You are hereby notified that:

1. The dwelling unit shall be vacated within 30 days of receipt of this letter and remain vacant unless;
2. Repairs are made to eliminate those defects which caused the Placarding and the Placard is officially removed before vacating date as cited by this office and;
3. In the event (2) occurs, all deficiencies in the dwelling unit as attached and included in Section I must be corrected within 30 days of receipt of this notice.

A reinspection will be made by this office in approximately 30 days or earlier at your request to determine the progress being made toward compliance with this order.

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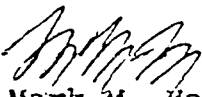
Nadine Dodd
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Please note the attachment explaining your right of a hearing under this Ordinance.

Your cooperation will help prevent further deterioration of the property values in the community and will help to make Omaha a more healthful place in which to live.

Should you desire clarification of this notice or of any of the deficiencies as listed, please call 341-8122, Ext. 420 and arrangements will be made to assist you in any way possible.

Sincerely yours,



Mark M. Monaghan
Chief Housing Inspector
Housing and Community
Development Department
333 South 20th Street

103/12

cc: Relocation

CITY OF OMAHA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND CODE ENFORCEMENT DIVISIONNadine Dodd
1128 North 20th Street
Omaha, Nebraska 68102

August 6, 1974

RE: 1128 North 20th Street

SECTION I: The following deficiencies exist and must be corrected in order for your property to meet the Minimum Dwelling Standards Ordinance (MDSO). Listed below are the violations with specific chapters and sections which are being violated.

- *1. 53.20.030 - Fixture on lavatory will not shut off; also trap leaks.
- *2. 53.20.060 - Rubbish in back yard.
- *3. 53.20.080 - Water heater does not operate; also drain pipe on relief valve too short.
- *4. 53.24.050 - Several outlets inoperative.
- 5. 53.24.080 - Screen on screen door torn.
- *6. 53.28.020 - Water stains on ceilings and walls in dining room.
- *7. 53.28.020 - Evidence of roof leak.
- 8. 53.28.020 - Exterior siding near foundation deteriorated.
- 9. 53.28.020 - Mortar decay interior and exterior of structure.
- 10. 53.28.020 - Garage in need of extensive repairs.
- *11. 53.28.040 - Basement steps are hazardous; also handrail missing.
- *12. 53.28.040 - Side porch flooring rotted out.
- *13. 53.28.050 - Open and leaking wasteline in basement.
- *14. 53.28.060 - Bathroom floor rotted out; also covering torn.
- *15. 53.36.060 - Evidence of insects in structure.

NOTE: Asterisk denotes cause for Placarding.

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29 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
10 DAY OF Oct 19 24 AT 11:38 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

no fee