

January 20, 1977

Mr. W. O. Schneiderwind
5402 William Street
Omaha, NE 68106

RE: 911 South 25th Street, Apts. 17, 18, 20 and 24

W 148 ft. CT 33 Redicks 2nd add.

Dear Mr. Schneiderwind:

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 and Jimmie Whitfield, City Housing Inspectors, made an inspection of your property on January 4, 1977. Deficiencies found are such that this structure will be Placarded as in violation of the 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.

Mr. W. O. Schneiderwind
January 20, 1977
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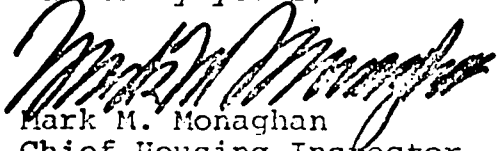
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Please note the attachment explaining your right of a hearing under this Ordinance.

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 444-5384, 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
1819 Farnam Street, Room 402

LE/2:6

cc: Relocation

CITY OF OMAHA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND CODE ENFORCEMENT DIVISIONW. O. Schneiderwind
5402-William Street
Omaha, NE 68106

January 20, 1977

RE: 911 South 25th St.
Apts. 17, 18, 20 & 24

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.

Apt. 17

- | | | |
|------|---------------------|---|
| *1. | 53.20.010-53.20.020 | Kitchen sink cracked and faucet leaks. |
| *2. | 53.20.030 | Flush water closet ballcock assembly broken. |
| *3. | 53.20.030 | Lavatory has taped trap. |
| *4. | 53.20.040 | Bathtub faucets leak and has submerged inlet. |
| *5. | 53.24.010-53.24.030 | Window sash cords broken.
Window panes broken and not weather tight in kitchen.
Window panes broken in bedroom. |
| *6. | 53.28.010-53.28.020 | Floor covering torn in kitchen. |
| *7. | 53.28.020 | Walls cracked in kitchen and bedroom. |
| *8. | 53.28.020 | Ceilings cracked in kitchen and bedroom. |
| *9. | 53.28.030 | Screen door broken. |
| *10. | 53.32.010-53.32.030 | Apartment overcrowded. |
| *11. | 53.36.010-53.36.060 | Evidence of insect infestation. |

Apt. 18

- | | | |
|-----|---------------------|---|
| *1. | 53.20.010-53.20.020 | Kitchen sink faucet leaks. |
| *2. | 53.20.030 | Flush water closet loose. |
| *3. | 53.20.040 | Bathtub has submerged inlet. |
| *4. | 53.28.010-53.28.020 | Floor covering torn in living room. |
| *5. | 53.28.020 | Walls cracked in bathroom and bedroom. Wallpaper loose and hanging in bathroom. |
| *6. | 53.28.020 | Ceilings cracked in bedroom. |
| *7. | 53.28.030 | Screen door broken in rear. |
| *8. | 53.32.010-53.32.030 | Apartment overcrowded. |
| *9. | 53.36.010-53.36.060 | Evidence of insect infestation. |

Apt. 20

- *1. 53.20.010-53.20.020 Kitchen sink faucet will not shut off. Kitchen sink rusted out.
- *2. 53.20.040 Bathtub full of roaches and will not drain properly.
- *3. 53.28.010-53.28.020 Kitchen floor has hole.
- *4. 53.28.020 Kitchen and bedroom walls cracked.
- *5. 53.28.020 Kitchen and bedroom ceilings cracked.
- *6. 53.32.010-53.32.030 Apartment overcrowded.
- *7. 53.36.010-53.36.060 Evidence of insect infestation.

Apt. 24

- *1. 53.20.010-53.20.020 Kitchen sink rusted.
- *2. 53.20.030 Lavatory has chipped enamel.
- *3. 53.20.040 Bathtub has submerged inlet.
- *4. 53.28.010-53.28.020 Roof leaks in bedroom.
- *5. 53.28.020 Floor covering torn and has holes in kitchen.
- *6. 53.28.020 Walls cracked throughout apartment.
- *7. 53.28.020 Ceilings cracked throughout apartment.
- *8. 53.28.030 Door screen torn in rear.
- *9. 53.32.010-53.32.030 Apartment overcrowded.
- *10. 53.36.010-53.36.060 Evidence of insect infestation.

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NOTE: Items denoted by an asterick (*) must be corrected before Placard can be removed.

15 More
J

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 1977 FEB 14 AM 10:01
 CLERK REGISTER
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

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