

*Seeds (Misc) City of Omaha W.O. Schneiderwind Code Enf.*

CITY OF OMAHA



ALBERT L. VEYS, Mayor  
OMAHA/DOUGLAS CIVIC CENTER  
1819 FARNAM STREET  
OMAHA, NEBRASKA 68102  
402/444-7000

June 30, 1977

BOOK 583 PAGE 336

W. O. Schneiderwind  
5402 William  
Omaha, NE 68106

Dear Mr. Schneiderwind:

*W1484 907-911 So. 25 st  
LT 33 Reduces 2nd Add*

Reference is made to the June 27, 1977 inspection of 907 and 911 South 25th Street in Omaha, Nebraska, by Richard H. Walters, John C. Pearson and Arthur Hines, City Housing Inspectors. The deficiencies found in this inspection warrant the Placarding of the above mentioned structure as unfit for human habitation.

Unless a substantial compliance is made of the attached deficiencies by July 15, 1977, the structure will be vacated by all occupants.

A reinspection of the structure will be made by City Housing Inspectors on July 15, 1977 or sooner by your request, to determine your rate of satisfactory completion.

The Placarding and vacating of apartments 17, 18, 20 and 24 on January 4, 1977, is still in effect. This letter in no way supercedes the action taken at that time.

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.

Sincerely

A large, stylized handwritten signature in black ink, appearing to read "Mark M. Monaghan".

Mark M. Monaghan  
Chief Housing Inspector  
Housing and Community  
Development Department  
1819 Farnam Street, Room 401

507/5

Note: All units in this structure must be inspected before Placard can be removed.

cc: Poggenpohl Realty Company  
Willard Johnson, Fire Prevention Bureau  
Don Dougherty, Battalion Chief, District 1C, Omaha Fire  
Department

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

June 30, 1977

Re: 907-911 South 25th 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 section which are being violated.

## 907 South 25th Street, Apt. #5

- \*1. 53.20.010 - 53.20.040 Bathtub has subinlet.
- \*2. 53.24.010 - 53.24.050 Loose electrical fixture in kitchen.
- \*3. 53.24.080 Storm window broken in bathroom. Screens are torn, broken and missing.
- \*4. 53.28.010 - 53.28.020 Interior walls cracked in bedroom. Holes in kitchen wall.
- \*5. 53.28.020 Paint peeling on living room ceiling.

## Apartment #7

- \*1. 53.20.020 Kitchen faucet will not shut off.
- \*2. 53.20.030 Lavatory is plugged.
- \*3. 53.20.040 Bathtub is plugged.
- \*4. 53.24.010 - 53.24.080 Screens are torn and missing.
- \*5. 53.28.010 - 53.28.020 Ceiling plaster peeling in living room.
- \*6. 53.28.030 Back door is broken.

## 911 South 25th Street, Apt. 14, Interior, Exterior and Basement

- \*1. 53.20.010 - 53.20.020 Kitchen sink faucet leaks.
- \*2. 53.20.030 Water closet tank cracked and bowl cracked.
- \*3. 53.20.030 Hot water faucet inoperable on lavatory.
- \*4. 53.20.040 Subinlet on bathtub and leaks.
- \*5. 53.24.010 - 53.24.030 Broken window panes.
- \*6. 53.24.050 Exposed wiring in basement.
- \*7. 53.24.050 Non-code fixture in basement.
- \*8. 53.24.060 Evidence of hot water line leakage.
- \*9. 53.24.080 Screen and storms are torn, missing and broken.

- \*10. 53.24.090 Basement windows are not rodent proof.
- \*11. 53.24.010 - 53.28.020 Interior foundation shows mortar decay in basement.
- \*12. 53.28.020 Boards missing on South side eaves.
- \*13. 53.28.020 Torn carpeting on nosing of staircases, wood rotted on ceiling joists and sub-flooring on first floor.
- \*14. 53.28.020 Holes in interior wall in basement.
- \*15. 53.28.020 Ceilings are peeling in bedroom. Holes in basement ceiling.
- \*16. 53.28.040 Stairway on South side, stringers are settling. Guard railing rotted on top floor, South side, external.
- \*17. 53.28.050 Jumper cable missing at water meter.
- \*18. 53.28.050 Open wasteline (hole in 6" line) on South half of basement. Strong odor of sewer gas.
- \*19. 53.36.010 - 53.36.030 Garbage and rubbish in hallways and basement on staircase on South side of building.

Apartment 19, Interior Only in Compliance

Apartment 28

- \*1. 53.20.010 - 53.20.030 Lavatory leaks and is rusted.
- \*2. 53.20.040 Bathtub has submerged inlet.
- \*3. 53.24.010 - 53.24.050 Non-code outlet in living room.
- \*4. 53.24.050 Broken fixtures in bathroom.
- \*5. 53.24.010 - 53.24.080 Screens are torn and missing.
- \*6. 53.28.010 - 53.28.070 Mechanical vent is broken in bathroom.

Note: All units in this structure must be inspected before Placard can be removed.

Note: All items denoted by asterisks must be corrected before Placard can be removed.

LE/5:507/4

cc: Poggenpohl Realty Company  
Willard Johnson, Battalion Chief, Fire Prevention Bureau  
Don Dougherty, Battalion Chief, District 1C, Omaha Fire Department

RECEIVED  
1977 JUL -6 AM 9:20

C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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*Handwritten initials*