



City of Omaha
Hal Daub, Mayor

CONDEMNATIO



Director

June 12, 1996

Magnolia Taylor
816 S. 25th St.
Omaha, Ne 68105

Re: 816 South 25th Street - dwelling

6652 18-24080
 FE^r 20.00 33-588B
 DEL. C/O COMP P
 LEGAL PG438 SCALW FV

This office has the responsibility of enforcing Chapter 43 of the Omaha Municipal Code, Unsafe and Dangerous Buildings. The purpose of this chapter is the rehabilitation or removal of buildings or structures found to be unsafe or unfit for occupancy.

On June 3, 1996, Eric Baldwin, Housing Inspector conducted an inspection of the above referenced property. The inspection disclosed that the property is unfit for human habitation. Attached is a list of violations which must be corrected within 30 days receipt of this notice.

A follow-up inspection will be made on July 15, 1996 to determine that the violations listed have been corrected and that the structure meets the requirements of Chapter 43. If the violations have not been corrected, a hearing will be conducted to consider condemnation of the structure(s).

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

Should you desire clarification of this notice or any of the deficiencies as listed, please call 444-5493 between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,

Eric Baldwin

Eric Baldwin
Housing Inspector
Planning Department
Housing and Community Development
Division

Sincerely,

Ken Taylor

Ken Taylor
Chief Housing Inspector
Planning Department
Housing and Community Development
Division

c.Omaha Fire Chief
County Assessor's Office

RECEIVED

JUN 14 11 24 AM '96

GEN. REG. DIV.
DOUGLAS, NE

CITY OF OMAHA
PLANNING DEPT.
1819 Farnam St., Rm. 1111
Omaha, NE 68183

L MARGHE 400
E LOT 10 BLOCK 1
S N 40 S 80 FT
A 40 X 50.2
L

**City of Omaha
Planning Department
Housing and Community
Development Division**

June 13, 1996

Magnolia Taylor
816 S. 25th St.
Omaha, Ne 68105

Re: 816 South 25th Street - dwelling

Section I: The following deficiencies exist and must be corrected in order for your property to meet Chapter 43 of the Municipal Code, Unsafe and Dangerous Buildings.

Chapter 43 Corrective Action

Exterior:

Replace the deteriorated and hazardous rear porch steps, stringers and handrails; also, replace the non-code north porch steps.

Replace the deteriorated front porch wall and support columns.

Replace the missing basement entry hatchway door, not rodent proof.

Replace the torn storm door inserts.

Replace the torn, broken and missing screen and storm inserts throughout.

Replace the deteriorated eave and fascia board;s also, scrape and repaint all wood surfaces.

Replace the deteriorated and leaky roof.

Replace the missing gutters and downspouts.

Repair the cracks and mortar decay on the foundation.

Replace the deteriorated porch floor.

Replace the deteriorated siding on the exterior walls.

Remove all rubbish and debris from the yard and porches.

Cut the high weeds and grass.

Replace or remove the loose and deteriorated awning.

Note: Basement was full of garbage and debris and also a few homeless people. I was unable to inspect the basement. Basement must be inspected.

2nd Floor Apartment:

Replace the deteriorated livingroom floor boards; also, replace the deteriorated or filthy floor covering and carpets.

Repair and paint the walls and ceilings throughout which have holes, water stains and broken or cracked plaster.

Replace the non-code window frames; also, replace the broken or cracked window panes.

Replace all the broken or deteriorated doors throughout; also replace the missing door knobs.

Replace the deteriorated bathroom floor.

Replace the missing outlet and switch covers.

Replace the broken or faulty electrical outlets and switches.

Replace the filthy kitchen sink; also, replace the non-code.

Replace the filthy water closet.

Reinstate the hot and cold water service.

Remove all the rubbish, debris and garage throughout.

Exterminate the insect infestation .

Page 2

2nd Floor Apartment Continued:

Replace the collapsed and bulging walls and ceilings.

1st Floor Apartment:

Replace the filthy and deteriorated floor covering and carpet throughout.

Repair and paint the walls and ceilings throughout which have holes, water stains and peeling paint or plaster.

Replace the bulging and collapsed walls and ceilings throughout.

replace the broken and cracked window panes throughout; also, replace the non-code window frames in both bedrooms.

Replace all the broken and damaged doors throughout; also, replace the missing door knobs.

Replace the deteriorated bathroom floor; also, replace the filthy floor covering.

Replace the broken or missing electrical outlets, switches and fixtures throughout.

Replace the leaky wasteline in electrical outlets, switches and fixtures throughout.

Replace the northeast kitchen sink trap.

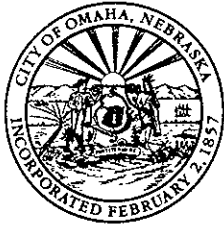
Replace the filthy water closets.

Reinstate the hot and cold water service.

Remove all the rubbish, debris and garbage throughout.

Exterminate the insect infestation.

Replace the deteriorated wall tile.



City of Omaha
Hal Daub, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183-0110
(402) 444-5200
(402) 444-5150
Telefax (402) 444-6140

Jeffrey P. Johnson, AICP
Director

June 13, 1996

Occupant of
816 South 25th Street - dwelling

Omaha, Nebraska 68105

Re: 816 South 25th Street - dwelling

The dwelling unit in which you now reside does not meet the requirements of Chapter 43 of the Omaha Municipal Code, Dangerous Buildings and Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards. Therefore, this unit is designated as unfit for human habitation.

Be further advised that this dwelling unit must be vacated within 15 days of receipt of this notice, unless the violations which caused the placarding action are eliminated and the placard is officially removed by the Administrator.

Sincerely,

Ken Taylor
Chief Housing Inspector
Planning Department
Housing and Community Development Division
1819 Farnam Street, Room 1111

c. Omaha Fire Chief
County Assessor's Office