



Register of Deeds

June 17, 1993

210 FT of Lot 4 @
East 27 1/2 FT of Lot 5
BKT, Forest Hill

City of Omaha
P. J. Morgan, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1111
Omaha, Nebraska 68183-0110
(402) 444-5200
(402) 444-5150

Telefax (402) 444-6140

Gary L. Pryor
Director

Grace College of the Bible
1515 South 10th Street
Omaha, NE 68108

Re: 814 Worthington Street

This office has the responsibility of enforcing Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards. The purpose of this chapter is the conservation and rehabilitation of existing houses in the city.

An inspection of the above referenced property has been conducted on June 9, 1993 by Housing Inspector Eric Baldwin. The inspection revealed violations of the provisions of Chapter 48 requiring the dwelling unit to be placarded. The placard designates the dwelling unit as unfit for human habitation. You are hereby notified that the dwelling unit shall be vacated within 30 days of receipt of this letter and remain vacant until:

1. ALL DEFICIENCIES ARE REPAIRED (SEE ATTACHED).

2. THE STRUCTURE MEETS CITY CODES. Permits and information can be obtained from the Permits and Inspection Division, Omaha Planning Department, 1819 Farnam Street, Room 1110, Omaha, Nebraska (444-5350).

3. THE STRUCTURE IS INSPECTED BY THIS OFFICE AND THE PLACARD REMOVED.

A reinspection will be conducted by this office on July 19, 1993 to determine compliance with this order. please note the attachment explaining your right of a hearing under this Chapter.

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

Should you desire clarification of this notice or of any of the deficiencies as listed, please call 444-5493 between the hours of 8:00 a.m. and 10:00 a.m., and arrangements will be made to assist you.

Sincerely,

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

c: Register of Deeds

County Assessor's Office

RECEIVED
JUN 21 1 19 PM '93
GEORGE J. BOULENICK
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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

CASH 16648 EX 1079 R 25-41 FB 04-12740
TYPE misc PG 332-334 C/O COMP me SCAN KV
FEE 15.50 OF LEGL PG MC FV

June 17, 1993

Grace College of the Bible
1515 South 10th Street
Omaha, NE 68108

Re: 814 Worthington Street

SECTION 1: The following deficiencies exist and must be corrected in order for your property to meet Chapter 48 of the Omaha Municipal Code, Minimum Dwelling Standards.

CHAPTER 48 VIOLATION AND CORRECTIVE ACTION

EXTERIOR:

111-115

Remove or put into conduit the exposed wiring on the rear porch to the fixture.

131-132

Scrape and repaint the exterior walls which have peeling paint.

Replace missing gutters and downspouts.

Replace the missing siding on the garage; also, scrape and repaint the exterior walls which are peeling paint.

Repair the cracks on the exterior foundation.

131-133

Replace the deteriorated south basement entry door, not rodent proof.

131-134

Replace the deteriorated rear porch steps; also, install a guardrail to the rear porch steps.

Repair the broken concrete to the front porch steps.

INTERIOR:

91-93

Replace or repair the leaky water closet.

91-92

Replace the taped basement sink trap; also, properly vent the attic sink.

91-94

Change the submerged inlet on the bathtub.

INTERIOR CONTINUED:

111-115

Secure the loose outlet and conduit behind the stove; also, replace the missing outlet covers and secure the electrical switch on the rear upper porch inside the wall.

131-132

Repair and paint the walls and ceilings which have cracked or peeling paint.

Repair and replace the kitchen ceiling and tiles which are loose, water stained, and have damaged tiles.

131-133

Replace both the cracked diningroom window panes; also, replace the cracked or missing basement and northwest bedroom window panes.

Replace the missing window sash cords.

131-134

Install a handrail to the attic stairway.

131-135

Properly repair the attic 4 inch wasteline after the sink is removed.

Note: All items denoted in bold type must be corrected before placard and vacating order can be removed.