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By

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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City of Omaha  
Hal Daub, Mayor

# CONDEMNATION

## First Notice of Violation

Chapter 43

September 15, 2000

### 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

**Robert C. Peters**  
Acting Director

Howard D. Brown  
5520 North 57th Avenue  
Omaha, NE 68104

RE: 985 North 25th Street Entire structure Dwelling

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 August 29, 2000, Roger Carroll, Housing Inspector, conducted an inspection of the above-referenced property. Attached is a list of violations which must be corrected within 60 days of receipt of this notice.

A follow-up inspection will be made on December 15, 2000 to determine that the violations listed have been corrected and that the structure meets the requirements of Chapter 43. **If the building or the structure is not repaired or demolished within the above stated period of time, an inspection fee of \$340.00 shall be assessed against the owner of such building or structure.** In addition, 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 Roger Carroll at 444-5382 between the hours of 8:00 a.m. and 9:30 a.m.** and arrangements will be made to assist you.

Sincerely,

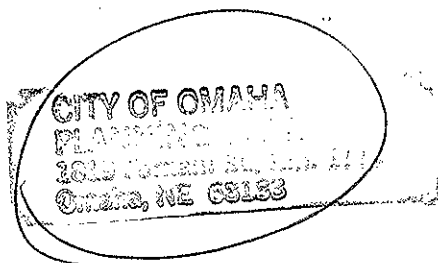
Roger Carroll  
Housing Inspector

Sincerely,

Kevin J. Denker  
Chief Housing Inspector

C:

Legal Description:  
N 30' of W 57' of Lot 28, Block 1, Armstrongs 1st  
Addition



985 North 25th Street  
Chapter 43

**The City of Omaha Planning Department  
Housing Division**

**Permits and Code Requirements**

for property address: 985 North 25th Street  
as of September 15, 2000

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**Special notice: An interior inspection is required. Repairs are to be completed before the property may be released.**

**The following permits are required:**

A general repair permit is required for the amount of \$8,000.00. Note: The fee charged for a general repair permit is based on the total amount of estimated labor and material costs.

Electrical

Plumbing

Mechanical

**Special Code Requirements:**

**Electrical Requirements -**

Under 111-115. Chapter 44. Bring electrical service up to code. A licenced, bonded, electrical contractor is required to make repairs. A City of Omaha electrical permit and an inspection by the City Electrical Inspector is required for conformance.

**Plumbing Requirements-**

Under 131-135. Chapter 49. Bring plumbing service up to code. A licenced, bonded, plumbing contractor is required to make repairs. A City of Omaha plumbing permit and an inspection by the City Plumbing Inspector is required for conformance.

**HVAC Requirements-**

Under 111-116. Chapter 40. Replacement of a forced air furnace shall be done by a licenced, bonded, H.V.A.C. contractor. A City of Omaha H.V.A.C. permit and an inspection by the City H.V.A.C. Inspector is required for conformance.

# Deficiency List

September 15, 2000

Howard D. Brown  
5520 North 57th Avenue  
Omaha, NE 68104 Phone no. 345-1549

Re: 985 North 25th Street  
Inspected by: Roger Carroll

Violations and corrective action:

Completed    Placard item

## Basement - Electrical

Repair exposed romex electrical conduit.

## Basement - Plumbing

Replace mixed drain, waste, vent piping at basement.  
Clean out basement so complete inspection can be made.

## Dwelling Exterior - Walls\ Exterior

Scrape,repaint exposed and peeling exterior surfaces.  
Repair broken siding.  
Repair broken front Stair and porch.  
Replace rotted south stair and landing.  
Replace broken east basement door.

Repair or replace missing and broken siding at the west, at the northwest, at the east foundation.

## Dwelling Exterior - Windows

Replace all cracked and broken glass.  
Replace all broken combination inserts  
Remove all rubble from basement crawl space.

Caulk and putty windows.

## Exterior East - Foundation

Repair horizontal crack in the brick foundation and at the north corner

Exterior East - Windows

Repair the rotted east window sash, putty and paint.

Replace all missing combination window inserts.

Exterior North - Foundation

Replace all loose and missing bricks, all missing masonry mortar.

Exterior North - Windows

Replace all missing combination window inserts.

Exterior South - Floors

Repair the rotted and collapsing south porch floor and steps or remove completely and enclose the south door and paint.

Exterior West - Floors

Repair rotted southwest porch brick column, floor and paint.

Exterior West - Foundation

Replace missing backplaster on the foundation at the south of the window.

Exterior West - Walls\ Exterior

Repair the broken brick and brick mortar at the west foundation.

Exterior West - Windows

Scrape, spot prime and paint the windows and trim.

Interior - Floors

Inspections to be made include interior, building, electrical, plumbing and mechanical.