

PROPERTY SUMMARY SHEET
MARCH 17 & MAY 19, 2022
DETERMINATION & CERTIFICATION HEARING

8. 812 Bingaman St, Leonardo Gomez, owner, 270 Empire Blvd, Apr 1J. Brooklyn NY, Purchased Jan 2022

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>2/16/22</u>	_____
Notice Posted on Subject Property on	<u>N/A</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>\$50.95</u> Status: <u>OK 2019</u>	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>\$4623.28</u> 2017-21 <u>Co County School</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 1 Work Order 7X16V - \$1130 unpaid
200L Trash 200L wheels 100L ice

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

March 17th, 2022 at 6:00 p.m.

City Hall, Council Chambers

815 Washington Street

Leonardo Gomez
270 Empire Blvd Apt 1J
Brooklyn NY, 11225

In the matter of:

812 Bingaman St

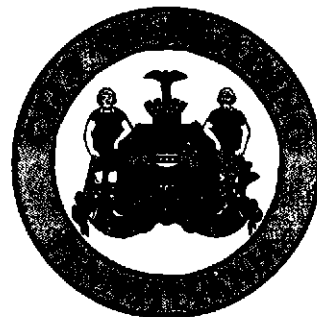
Leonardo Gomez owner(s)

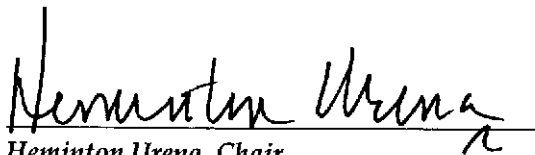
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would qualify the property for blight prior to the hearing.

As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*

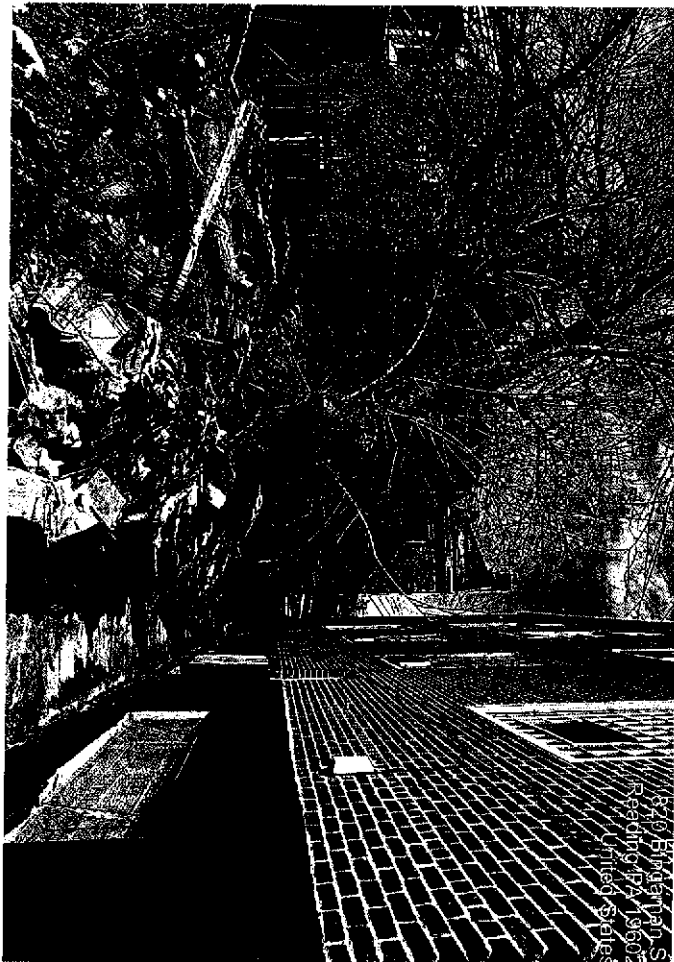
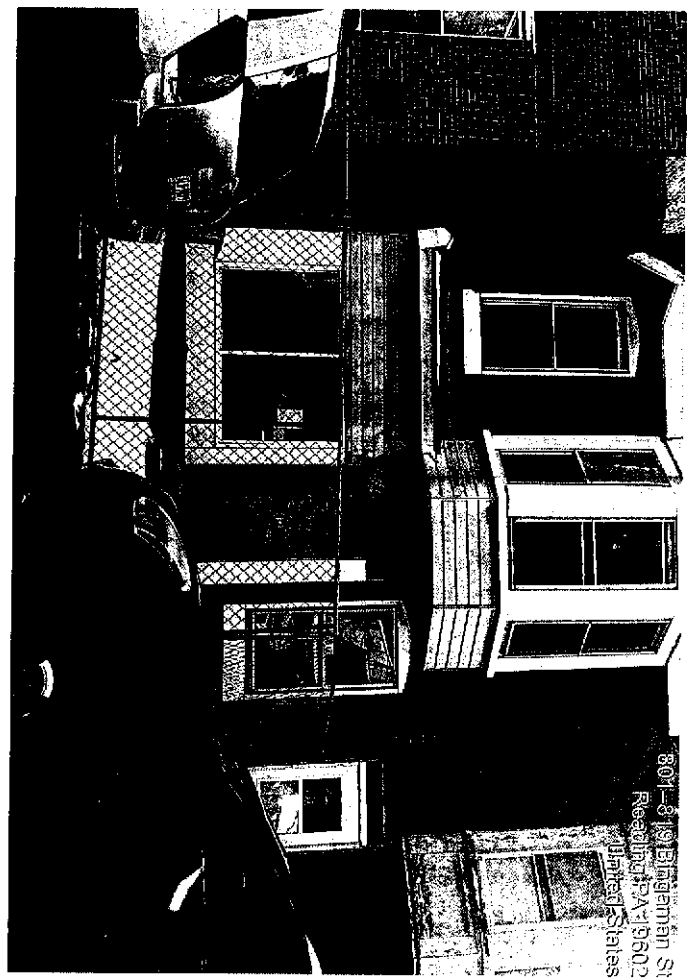



Heminton Urena, Chair


Linda Kelleher, Secretary

812 Bingaman St

- ☐ Any premise which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- ☐ Any premise which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- ☐ Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested state or because of its lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- ☐ Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ Any structure, from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- ☐ Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason or neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- ☐ Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
- ☐ Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- ☐ A property which has defective or unusual conditions of title or no known owners.
- ☐ A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct immediate threat to health, safety and welfare of the community.
- ☐ Any abandoned property. A property shall be considered abandoned if:
- it is vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months
 - it is a vacant property or vacant or unimproved lot or parcel on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or
 - the property has been declared abandoned by the owner, including an estate that is in possession of the property.
- ☐ A property having three or more of the following characteristics:
- has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - has unsafe external and internal access ways;
 - is being served by an unsafe public street or right-of-way;
 - violates the property maintenance code and is in immediate threat to public health and safety;
 - is vacant;
 - is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

812 Bingaman St

Owned By: Leonardo Gomez
270 Empire Blvd Apt 1J
Brooklyn, NY 11225

State of Pennsylvania
County of Berks

I, Frances Sacco am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 812 Bingaman St is true and correct to the best of my knowledge:

Water service status:

AF

Delinquent Water Amount:

501.95

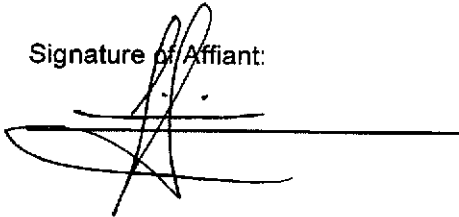
Date of Last Water Service:

2/13/19

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 14 day of March, 2022 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

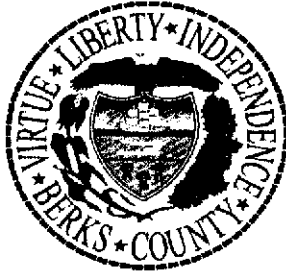
Signature of Affiant:



Notary Public:


My Commission Expires on _____

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 1083048
Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625

Fax: 610.478.6644

E-mail: taxclaim@countyofberks.com

Christian Y. Leinbach, Commissioner Chair
Kevin S. Barnhardt, Vice Chair
Michael S. Rivera, Commissioner

NICOLE E. BLANDING, Tax Claim Director

Owner: DEMBOWSKI DOROTHY
812 BINGAMAN ST
READING, PA 19602-2744
Location: 812 BINGAMAN ST

PIN: 02530636986549
District: CITY OF READING - 02
School District: READING
Description: 2 STORY BRICK/MASONRY

A.V.
19,800

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year 2017 (Regular)

DEMBOWSKI DOROTHY

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	145.97	14.60	31.20	998.54	1,190.31	0.00	0.00	1,190.31
District	350.24	35.02	75.14	0.00	460.40	0.00	0.00	460.40
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2017 Taxes Due:								1,650.71

Docket Year / Num: 2018 / 04941

Tax Year 2018 (Regular)

DEMBOWSKI DOROTHY

County	151.61	15.16	32.50	192.61	391.88	0.00	0.00	391.88
District	350.24	35.02	75.14	0.00	460.40	0.00	0.00	460.40
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2018 Taxes Due:								852.28

Docket Year / Num: 2019 / 05610

Tax Year 2019 (Regular)

DEMBOWSKI DOROTHY

County	151.61	15.16	28.75	173.42	368.94	0.00	0.00	368.94
District	350.24	35.02	66.47	0.00	451.73	0.00	0.00	451.73
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2019 Taxes Due:								820.67

Docket Year / Num: 2020 / 5605

Tax Year 2020 (Regular)

DEMBOWSKI DOROTHY

County	151.61	15.16	13.75	110.43	290.95	0.00	0.00	290.95
District	350.24	35.02	31.79	0.00	417.05	0.00	0.00	417.05
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2020 Taxes Due:								708.00

Docket Year / Num: 2021 / 5136

Tax Year 2021 (Regular)

DEMBOWSKI DOROTHY

County	151.61	15.16	0.00	30.00	196.77	0.00	0.00	196.77
District	358.95	35.90	0.00	0.00	394.85	0.00	0.00	394.85
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2021 Taxes Due:								591.62

Total Delinquent Taxes Due: 4,623.28

GOOD THROUGH 03/31/2022

STATEMENT OF RECEIPTS

There are currently no receipts through 2017 - 2021 tax years.

Date: 3/2/2022
Time: 11:10:36AM

Dedicated to public service with integrity, virtue & excellence
www.co.berks.pa.us

Page 1 of 1
User: txanavar



Determination Hearing
March 17th, 2022

SWORN AFFIDAVIT
812 Bingaman St

Owned By: Leonardo Gomez
270 Empire Blvd Apt 1J
Brooklyn, NY 11225

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **812 Bingaman St** is true and correct to the best of my knowledge:

☒ (1) Work Orders ☒ (1) Unpaid ☐ Paid
☒ (7) Notice of Violation – See Attached

Inspection Status:

Passed: N/A Failed: N/A

Placarded: NO

Housing Fees Unpaid: N/A

Amount in Collections: N/A

Miscellaneous Fees Unpaid: \$ 1130.00

Amount in Collections: N/A

☒ (✓) CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) ☐

Sworn to and subscribed before me this 17
day of March, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2024
Commission number 1083048
Member, Pennsylvania Association of Notaries

- ☒ (2) QOL.001 – Accumulation of Trash
- ☐ QOL.002 – Animal Maintenance and Waste
- ☐ QOL.003 – Disposal of Trash/Rubbish
- ☒ (2) QOL.004 – High Grass/Weeds
- ☐ QOL.005 – Littering/Scattering Rubbish
- ☐ QOL.006 – Motor Vehicle Nuisance
- ☐ QOL.007 – Operating a Food Cart Illegally
- ☐ QOL.008 – Operating/Vending Without Permit
- ☐ QOL.009 – Outdoor Placement of Indoor Furniture
- ☐ QOL.010 – Illegal Dumping
- ☐ QOL.011 – Littering by Private Advertising Matter
- ☒ (1) QOL.012 – Snow/Ice Removal
- ☐ QOL.013 – Storing of Waste Containers
- ☐ QOL.014 – Storing of Appliances in Public View
- ☐ QOL.015 – Storing of Hazardous Material
- ☐ QOL.016 – Storing of Recyclables
- ☐ QOL.017 – Storing/Serving Potentially Hazardous Food
- ☐ QOL.018 – Swimming Pools in Good Repair
- ☐ QOL.019 – Violating Terms of Vending Lease
- ☐ QOL.020 – Failure to Obtain Permits in Historic District
- ☐ QOL.021 – Satellite Dishes in Public View – Hist. Dist.
- ☐ QOL.022 – Failure to Have Licensed Trash Hauler
- ☐ QOL.023 – Unregistered Dumpster

County of Berks
Parcel Search
Report**Ownership Information**

UPI / Property ID: 02530636986549
Location Address: 812 BINGAMAN ST
Owner's Name: GOMEZ LEONARDO

Mailing Address: 270 EMPIRE BLVD APT 1J BROOKLYN NY 11225
Municipality: READING
School District: READING
Map PIN: 530636986549
Account #: 02259725

Recorded Documents

Deed / Instrument #: 2022001772
Deed Date: 20220112
Deed Amount: 18900
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: ACCEPTED: 01-JUL-12
Market Land Value: 7700
Assessed Land Value: 7700
Building Value: 12100
Total Assessed Value: 19800
Property Class: RESIDENTIAL
Land Use Code: 161
Clean & Green Year:
Net Acreage: 0.04
Description: 2 STORY BRICK/MASONRY

* This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

GIS Data General Agreement and Terms

Right to Know

APPLIED FILTERS

Date range: **Jan 1, 2000 - Mar 9, 2022**
Department: **All**
Keyword: **All**
Request Type: **All**
Status: **All**
Address: **812 bingaman st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
10410422	Property Inspections Scheduling	he would like more information regarding purchasing a condemned property . please call him	812 Bingaman Street, Reading, PA, USA	Codes Clerical	Medium	Completed	July 13, 2021 8:09 am	July 16, 2021
10324863	Property Maintenance Issues	Caller is reporting this property to be condemned caller says the siding is coming down and there is a big hole on the top of the roof.	812 Bingaman Street, Reading, PA, USA	Codes Inspectors	Medium	Completed	June 29, 2021 9:28 am	July 2, 2021
10231254	Building and Trades Permits	she plans on purchasing to fix and upper these properties that were built in the 1900 and needs repair. she would like to know more information on the condemned properties. please call her 812 Bingaman st 304 s 7 th st	812 Bingaman Street, Reading, PA, USA	Trades Clerical	None	Completed	June 14, 2021 12:23 pm	June 16, 2021
6011315	Unsecured/Open Property	neighbors complaint that people are going at night time inside property, took down fence in rear also	812 Bingaman Street, Reading, PA, USA	Codes Inspectors	None	Completed	May 7, 2019 11:21 am	N/A
4695922	Tree Trimming Private Property	There is a huge tree in this yard but its to the point that its leaning into the alley way making it hazard for people because the cars are having a hard time going thru and kids play in this alley way and they are afraid this tree can come down. Would like a notice sent to this owner to cut down.	812 Bingaman Street, Reading, PA, USA	Codes Inspectors	High	Completed	August 16, 2018 2:39 pm	N/A

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
1822523	Tree Trimming Private Property	owners of 806 and 808 Bingaman St and 318 Spring Garden St complaint about the tree in back yard of 812 Bingaman St, the tree its tilting to their side and the branches are too big. also at night time its really dark because of the tree. please call Felix at 406- 7267	812 Bingaman Street, Reading, PA, United States	Codes Inspectors	None	Completed	August 11, 2016 2:34 pm	N/A
1694652	Zoning Inquiry	Caller says neighbor is blocking off a sidewalk & gate access when it is mutually owned. Please call	812 Bingaman Street, Reading, PA, United States	Zoning Office	None	Completed	June 24, 2016 11:34 am	N/A

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 613891

Insp Type: N.O.V.

Date: 06/30/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744**Property Information:**

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	

This is to certify that a property inspection has been performed by:

Inspector: NEGRON, LUIS

Phone: (610)655-6465 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 228166

Inspection: 613891

Insp Type: N.O.V.

Date: 06/30/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO
Address: 812 BINGAMAN ST
READING PA 19602-2744

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm

This is to certify that a property inspection has been performed by:

Inspector: NEGRON, LUIS

Phone: (610)655-6465 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

City of Reading Property Maintenance Division Inspection Report

Inspection: 613899

Insp Type: N.O.V.

Date: 07/21/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744

Property Information:

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	
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Inspector: NEGRON, LUIS

Phone: (610)655-6465 x

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Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 613899

Insp Type: N.O.V.

Date: 07/21/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO
Address: 812 BINGAMAN ST
READING PA 19602-2744

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all	
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14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view	
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Inspector: NEGRON, LUIS

Phone: (610)655-6465 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 615258

Insp Type: N.O.V.

Date: 11/03/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744**Property Information:**

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 228166

Inspection: 615258

Insp Type: N.O.V.

Date: 11/03/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO
Address: 812 BINGAMAN ST
READING PA 19602-2744

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 623610

Insp Type: N.O.V.

Date: 12/07/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744**Property Information:**

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 623610

Insp Type: N.O.V.

Date: 12/07/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO
 Address: 812 BINGAMAN ST
 READING PA 19602-2744

Property Information:

of Commercial Units: 0
 # of Units: 1
 # of Rooms: 0
 Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm

This is to certify that a property inspection has been performed by:

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 625382

Insp Type: N.O.V.

Date: 12/17/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744**Property Information:**

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	CITED

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone: _____

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT: _____

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 625382

Insp Type: N.O.V.

Date: 12/17/2021

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO
 Address: 812 BINGAMAN ST
 READING PA 19602-2744

Property Information:

of Commercial Units: 0
 # of Units: 1
 # of Rooms: 0
 Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view	CITED
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm	

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone: _____

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT: _____

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 625491

Insp Type: N.O.V.

Date: 01/07/2022

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST

READING PA 19602-2744

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6465 or email Luis.Negron@ReadingPA.gov to provide documentation in writing to required for an extension, or to schedule a re-inspection for compliance. Service Request # 10324863	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	CITED

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone:

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 625491

Insp Type: N.O.V.

Date: 01/07/2022

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST
READING PA 19602-2744**Property Information:**

# of Commercial Units:	0
# of Units:	1
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view	CITED
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm	

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone: _____

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT: _____

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 626198

Insp Type: N.O.V.

Date: 03/04/2022

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST

READING PA 19602-2744

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
14	APT# FLOOR 0 ENTBLD RM#0	NOTE	property was found to be open and unsecure. 3-4-22. work order assigned JM	
14	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	It is the responsibility of the owner of premises to maintain the structures and exterior of property in compliance with Code Requirements	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall maintained free from weeds or plant growth in excess of six inches	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	CITED

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone:

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 228166

**City of Reading
Property Maintenance Division
Inspection Report**

Inspection: 626198

Insp Type: N.O.V.

Date: 03/04/2022

Address: 812 BINGAMAN ST, READING

Owner Information:

Name: GOMEZ LEONARDO

Address: 812 BINGAMAN ST

READING PA 19602-2744

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

14	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Exterior wall that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	CITED
14	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	Remove all trash/rubbish/debris/garbage including all mattresses from exterior property and away from public view	CITED
14	APT# FLOOR 0 UNIT RM#0	NOTE	Re-inspection to see if all violation has been complied is schedule for July 20, 2021 at 2:00 pm	

This is to certify that a property inspection has been performed by:

Inspector: MELENDEZ, JAREL

Phone: _____

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT: _____

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____