

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

12. 110 S 8th St, Robert Caraval, owner, 1004 Eddystone Ct., Rdg PA, 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>45</u> Status: <u>PAID 2013</u>	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>9843.23</u> <u>2017</u> <u>21 City</u>	Amount: _____
Electric Utility Status:	_____ <u>Count</u>	_____
Gas Utility Status:	_____ <u>School</u>	_____

Delinquent Trash/Recycling Amount: _____ Amount: _____

Liens Amount: _____ Amount: _____

Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: 5 NoV \$400 unpaid 1 QOL Trash
1 QOL Indoor furniture outdoors

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

Robert Caraval
1004 Eddystone Ct
Reading PA, 19605

In the matter of:

110 S 8th St

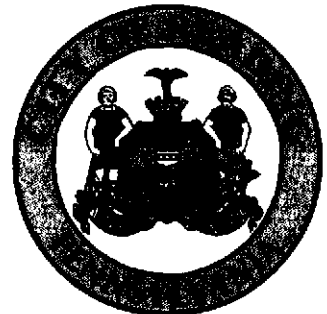
Robert Caraval owner(s)

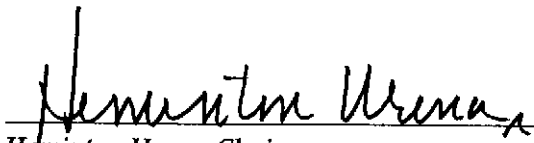
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would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

110 S 8th 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

110 S 8th St

Owned By: Robert Caraval
1004 Eddystone Ct
Reading, PA 19605

State of Pennsylvania
County of Berks

I Michele Gonzalez 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 110 S 8th St is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

5.00

Date of Last Water Service:

11/14/13

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 15 day of March, 2022 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

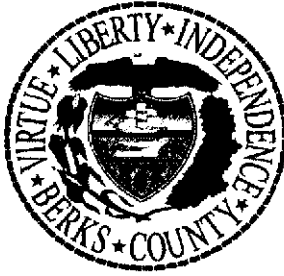
Signature of Affiant:

Michele Gonzalez

Notary Public:

[Signature]

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: COMPUTER REPAIR SERVICES
21 QUARRY VIEW DR
MORGANTOWN, PA 19543-8903
Location: 110 S 8TH ST

PIN: 03530628993497

District: CITY OF READING - 03

School District: READING

Description: 2 1/2 STORY BRICK/MASONRY

A.V.

26,400

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year 2017 (Regular)

COMPUTER REPAIR SERVICES

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance	3rd P.
County	194.62	19.46	41.86	1,154.35	1,410.29	0.00	0.00	1,410.29	
District	466.99	46.70	100.10	0.00	613.79	0.00	0.00	613.79	
School	473.35	47.34	101.66	0.00	622.35	0.00	0.00	622.35	
Total 2017 Taxes Due:								2,646.43	

Docket Year / Num: 2018 / 05061

Tax Year 2018 (Regular)

COMPUTER REPAIR SERVICES

County	202.14	20.21	43.42	296.67	562.44	0.00	0.00	562.44	
District	466.99	46.70	100.10	0.00	613.79	0.00	0.00	613.79	
School	473.35	47.34	101.66	0.00	622.35	0.00	0.00	622.35	
Total 2018 Taxes Due:								1,798.58	

Docket Year / Num: 2019 / 05743

Tax Year 2019 (Regular)

COMPUTER REPAIR SERVICES

County	202.14	20.21	38.41	233.56	494.32	0.00	0.00	494.32	
District	466.99	46.70	88.55	0.00	602.24	0.00	0.00	602.24	
School	473.35	47.34	89.93	0.00	610.62	0.00	0.00	610.62	
Total 2019 Taxes Due:								1,707.18	

Docket Year / Num: 2020 / 9603

Tax Year 2020 (Regular)

COMPUTER REPAIR SERVICES

County	202.14	20.21	18.37	165.41	406.13	0.00	0.00	406.13	
District	466.99	46.70	42.35	0.00	556.04	0.00	0.00	556.04	
School	473.35	23.67	41.03	0.00	538.05	0.00	0.00	538.05	
Total 2020 Taxes Due:								1,500.22	

Docket Year / Num: 2021 / 5229

Tax Year 2021 (Regular)

COMPUTER REPAIR SERVICES

County	202.14	20.21	0.00	30.00	252.35	0.00	0.00	252.35	
District	478.61	47.86	0.00	0.00	526.47	0.00	0.00	526.47	
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total 2021 Taxes Due:								778.82	

Total Delinquent Taxes Due: **8,431.23**

GOOD THROUGH 03/31/2022

STATEMENT OF RECEIPTS

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

Date: 3/2/2022
Time: 11:16:35AM

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

110 S 8th St

Owned By: Robert Caraval
1004 Eddystone Ct
Reading, PA 19605

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 **110 S 8th St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ 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: \$ 400.00

Amount in Collections: N/A

☒ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒

☒ QOL.001 – Accumulation of Trash

☐ QOL.002 – Animal Maintenance and Waste

☐ QOL.003 – Disposal of Trash/Rubbish

☐ 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

☐ 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

Sworn to and subscribed before me this 15
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:

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

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

UPI / Property ID: 03530628993497
Location Address: 110 S 8TH ST
Owner's Name: MARTIN KEVIN SHAWN

Mailing Address: 835 ROSE ST READING PA 19601
Municipality: READING
School District: READING
Map PIN: 530628993497
Account #: 03110525

Recorded Documents

Deed / Instrument #: 2022005131
Deed Date: 20220203
Deed Amount: 30000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 6600
Assessed Land Value: 6600
Building Value: 19800
Total Assessed Value: 26400
Property Class: RESIDENTIAL
Land Use Code: 121A
Clean & Green Year:
Net Acreage: 0.03
Description: 2 1/2 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.

Right to Know

APPLIED FILTERS

Date range: **Jan 1, 2000 - Mar 9, 2022**
 Department: **All**
 Keyword: **All**
 Request Type: **All**
 Status: **All**
 Address: **110 s 8th st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
11509210	Trash Pick up	MISSED TRASH Caller says he needs to call to have his trash picked up and would like it picked up on a regular basis	110 South 8th Street, Reading, PA, USA	Codes Inspectors	High	Completed	February 10, 2022 2:03 pm	February 12, 2022
11474751	Trash Pick up	missed	110 South 8th Street, Reading, PA, USA	Codes Inspectors	High	Completed	February 3, 2022 9:22 am	February 5, 2022
11146299	Property Maintenance Unpaid Fees Request	cert needed	110 South 8th Street, Reading, PA, USA	Heather Scheuring	Medium	Completed	November 18, 2021 11:37 am	November 25, 2021
10111408	Sewer backup	SB OT	1102 North 8th Street, Reading, PA, USA	Sanitary Sewers	High	Completed	May 25, 2021 7:44 am	May 28, 2021
7799377	Property Maintenance Issues	Part of the roof blew off, it is on the sidewalk.	110 S 8th St, Reading, PA 19602, USA	Codes Inspectors	Medium	Completed	April 20, 2020 7:51 am	April 23, 2020
7765739	Property Maintenance Issues	Part of roof blown off onto sidewalk.	110 S 8th St, Reading, PA 19602, USA	Codes Inspectors	Medium	Completed	April 13, 2020 12:52 pm	April 16, 2020
1593102	Zoning Inquiry	Citizen called in because his neighbor built a fence and I took up part of his property. He would like a call to know what he can do.	110 and 112 s 8th street.	Zoning Office	None	Completed	May 13, 2016 3:35 pm	N/A
1237396	Property Inspections Scheduling	WOULD LIKE A CALL BACK REGARDING THIS. HE RCVD A NOTICE FROM COLLECTIONS FOR A NO SHOW. HE DID SEND A LETTER IN TO RESCHEDULE AND I DO NOT SEE A FEE ON COMPUTER. IT NEEDS TO BE REMOVED FROM COLLECTIONS.	110 S 8th St, Reading, PA, United States	Codes Clerical	None	Completed	November 9, 2015 2:38 pm	November 12, 2015

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
1092948	Housing Inspection	GOT A LETTER TELLING HIM HE HAS TO PAY FOR AN INSPECTION. BUT HE SENT A LETTER TO THEM BEFORE HE GOT THIS ONE. PLEASE CALL HIM	110 S 8th St, Reading, PA, United States	Codes Clerical	None	Completed	August 11, 2015 12:16 pm	N/A

Case: 227778

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 433821

Insp Type: N.O.V.

Date: 05/27/2015

Address: 110 S 8TH ST, READING

Owner Information:

Name: CARVAJAL ROBERT

Address: 21 QUARRY VIEW DR

MORGANTOWN PA 19543-8903

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 EXTERT RM#0	PR-304.2	seal all exposed wood in front of property.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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 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: 227778

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

Inspection: 434773

Insp Type: N.O.V.

Date: 06/03/2015

Address: 110 S 8TH ST, READING

Owner Information:

Name: CARVAJAL ROBERT

Address: 21 QUARRY VIEW DR

MORGANTOWN PA 19543-8903

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structures shall be maintained in a clean, safe, and secure, and sanitary.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	the exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	
10	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.	
10	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.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.2	every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	seal all exposed wood in front of property.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 227778

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

Inspection: 571324

Insp Type: N.O.V.

Date: 04/16/2020

Address: 110 S 8TH ST, READING

Owner Information:

Name: CARVAJAL ROBERT

Address: 21 QUARRY VIEW DR

MORGANTOWN PA 19543-8903

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	our office received complaint #7765739, contact inspector to request an extention jarel.melendez@readingpa.gov or call 4845097330.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	repair roof and flashing to an approved condition. Strong winds blew the front off onto the sidewalk.	

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 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: 227778

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 571696

Insp Type: N.O.V.

Date: 08/13/2020

Address: 110 S 8TH ST, READING

Owner Information:

Name: CARVAJAL ROBERT

Address: 21 QUARRY VIEW DR

MORGANTOWN PA 19543-8903

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	our office received complaint #7765739, contact inspector to request an extention jarel.melendez@readingpa.gov or call 4845097330.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	repair roof and flashing to an approved condition. Strong winds blew the front off onto the sidewalk.	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 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: 227778

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 625867

Insp Type: N.O.V.

Date: 01/31/2022

Address: 110 S 8TH ST, READING

Owner Information:

Name: CARVAJAL ROBERT

Address: 21 QUARRY VIEW DR

MORGANTOWN PA 19543-8903

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	our office received complaint #7765739, contact inspector to request an extention jarel.melendez@readingpa.gov or call 4845097330.	
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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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Approved By: _____

Date/Time: _____