

4

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

**10. 1417 Monroe St, Bank of New York Mellon, owner, 3217 S Decker Lake Dr, Salt Lake City UT, Purchased Oct 2021**

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:

|                                                | <b>Determination</b> | <b>Certification</b> |
|------------------------------------------------|----------------------|----------------------|
| Notice Mailed First Class to Property Owner on | <u>2/16/22</u>       | <u>4/8/22</u>        |
| Notice Posted on Subject Property on           | <u>N/A</u>           | <u>N/A</u>           |

|                          | <b>Determination</b>                                     | <b>Certification</b>                 |
|--------------------------|----------------------------------------------------------|--------------------------------------|
| Delinquent Water         | Amount: <u>\$458<sup>31</sup></u> Status: <u>OK 2019</u> | Amount: <u>N/A</u> Status: <u>OK</u> |
| Delinquent Taxes         | Amount: <u>N/A</u>                                       | Amount: <u>N/A</u>                   |
| Electric Utility Status: | _____                                                    | _____                                |
| Gas Utility Status:      | <u>N/A</u>                                               | _____                                |

Delinquent Trash/Recycling Amount: \_\_\_\_\_ Amount: \_\_\_\_\_

Liens Amount: \_\_\_\_\_ Amount: \_\_\_\_\_

Condition of Property Trades Determination: \_\_\_\_\_  
 \_\_\_\_\_

Condition of Property Trades Certification: \_\_\_\_\_  
 \_\_\_\_\_

Condition of Property Codes Determination: 2 Wnt Odes 10 Nov \$3268<sup>50</sup> unpaid  
4 Qol Trash 6 Qol Weeds 12 Qol Motn Vehicle Insurance 2 Qol Swimming  
pool discrepan

Condition of Property Codes Certification: 1 Wnt Odes 10 Nov \$3393 unpaid 4 Qol Trash  
6 Qol Weeds 8 Qol Motn Vehicle Insurance 2 Qol Swimming pool  
discrepan

**Blighted Property Review Committee  
Certification Hearing**

**May 19th, 2022 at 6:00 p.m.**

**City Hall, Council Chambers  
815 Washington Street**

Bank of New York Mellon  
3217 S Decker Lake Dr  
Salt Lake City, UT 84119

In the matter of:  
1417 Monroe St  
Bank of New York Mellon

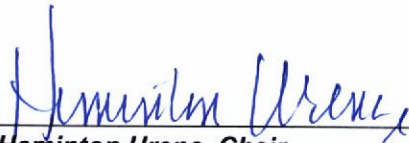
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1. This provides the property owner that this property was determined to meet at least one blight criteria on March 17<sup>th</sup>, 2022. You are hereby ordered as of May 19th, 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 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.

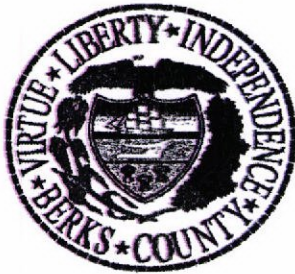
*For additional information or to register  
for the hearing, call the  
Property Maintenance Office at  
610-655-6311 or email  
Heather.Scheuring@ReadingPA.gov*



  
Heminton Urena, Chair

  
Linda Kelleher, Secretary





# 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](mailto:taxclaim@countyofberks.com)

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

**NICOLE E. BLANDING, Tax Claim Director**

Owner: RODRIGUEZ JULIAN  
53 DRIES RD  
READING, PA 19605  
Location: 1417 MONROE ST

PIN: 19439712967492  
District: CITY OF READING - 19  
School District: READING  
Description: 1 STORY BRICK/MASONRY

A.V.  
69,700

Deed Book / Page

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### STATEMENT OF ACCOUNT

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There are currently no Delinquent Taxes due

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### STATEMENT OF RECEIPTS

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There are currently no receipts

Determination Hearing

May 19th, 2022

**SWORN AFFIDAVIT**

**1417 Monroe St**

Owned By: Bank of New York Mellon  
3217 S Decker Lake Dr  
Salt Lake City, UT 84119

State of Pennsylvania

County of Berks

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 1417 Monroe St is true and correct to the best of my knowledge:

Water service status: ON

Delinquent Water Amount: - 116.64

Date of Last Water Service: NA

Trash/Recycling Delinquent Amount: NA

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

Signature of Affiant:

Michelle Gonzalez

Notary Public:

\_\_\_\_\_

My Commission Expires on

\_\_\_\_\_



Certification Hearing  
May 19th, 2022

SWORN AFFIDAVIT  
1417 Monroe St

Owned By: Bank of New York Mellon  
3217 S Decker Lake Dr  
Salt Lake City, UT 84119

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 1417 Monroe St is true and correct to the best of my knowledge:

(1) Work Orders (1) Unpaid (0) Paid

(10) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 3393.00

Amount in Collections: \$ 2550.00

( ) CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 12  
day of May, 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 On  
Berks County  
My commission expires April 17, 2024  
Commission number 1083048  
Member: Pennsylvania Association of Notaries

**Ownership Information**

UPI / Property ID: 19439712967492  
Location Address: 1417 MONROE ST  
Owner's Name: RODRIGUEZ JULIAN  
Mailing Address: 53 DRIES RD READING PA 19605  
Municipality: READING  
School District: READING  
Map PIN: 439712967492  
Account #: 19504900

**Recorded Documents**

Deed / Instrument #: 2022011252  
Deed Date: 20220316  
Deed Amount: 125000  
Deed Reference 1:  
Deed Reference 2:  
Plan: 2 47  
Lot: 26-29

**Property Details**

Homestead Status: ACCEPTED: 01-JUL-08  
Market Land Value: 16600  
Assessed Land Value: 16600  
Building Value: 53100  
Total Assessed Value: 69700  
Property Class: RESIDENTIAL  
Land Use Code: 102  
Clean & Green Year:  
Net Acreage: 0.22  
Description: 1 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 - May 12, 2022**  
 Department: **All**  
 Keyword: **All**  
 Request Type: **All**  
 Status: **All**  
 Address: **1417 monroe**

| ID       | Request Type                             | Description                                                                                                                                                                             | Address                                | Assigned To       | Priority | Status    | Date Created               | Completion Due Date |
|----------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------|----------|-----------|----------------------------|---------------------|
| 11564980 | Property Maintenance Unpaid Fees Request | cert needed                                                                                                                                                                             | 1417 Monroe Street, Reading, PA, USA   | Heather Scheuring | Medium   | Completed | February 23, 2022 12:12 pm | March 2, 2022       |
| 11412130 | Property Maintenance Unpaid Fees Request | CERT NEEDED                                                                                                                                                                             | 1417 Monroe Street, Reading, PA, USA   | Heather Scheuring | Low      | Completed | January 20, 2022 2:04 pm   | January 27, 2022    |
| 11251199 | Property Maintenance Fees                | Holly states there company received a nov for an abandoned vehicle on the property they would like to speak with the codes inspector regarding the fee.                                 | 1417 Monroe Street, Reading, PA, USA   | Jarel Melendez    | Medium   | Completed | December 14, 2021 12:30 pm | December 17, 2021   |
| 11160777 | Trash Enforcement                        | Trash and a VW car on this property for several months                                                                                                                                  | 1417 Monroe Street, Reading, PA, USA   | Codes Inspectors  | None     | Completed | November 22, 2021 11:17 am | November 25, 2021   |
| 11100160 | Abandoned Vehicles on Property           | there are still abandoned vehicles there is a VW there for 5 years                                                                                                                      | 1417 Monroe Street, Reading, PA, USA   | Codes Inspectors  | None     | Completed | November 9, 2021 12:06 pm  | N/A                 |
| 11100150 | Trash Enforcement                        | over grown grass, weeds and brush it is a fire hazard                                                                                                                                   | 1417 Monroe Street, Reading, PA, USA   | Codes Inspectors  | None     | Completed | November 9, 2021 12:05 pm  | November 12, 2021   |
| 11040787 | Property Maintenance Issues              | Caller says there are piles of trash in the back of property says the neighbor is okay with you going into there yard to see but, he neighbor did not tell me verbally that it was okay | 1417 Monroe Street, Reading, PA, USA   | Codes Inspectors  | Medium   | Completed | October 28, 2021 9:41 am   | November 2, 2021    |
| 10678221 | Abandoned Vehicles on Property           | junk vehicle in high grass in yard that can be seen from the street                                                                                                                     | 1417 Monroe St, Reading, PA 19601, USA | Codes Inspectors  | None     | Completed | August 23, 2021 2:20 pm    | N/A                 |
| 10678201 | Property Maintenance Issues              | high grass                                                                                                                                                                              | 1417 Monroe St, Reading, PA 19601, USA | Codes Inspectors  | Medium   | Completed | August 23, 2021 2:18 pm    | August 26, 2021     |

| ID       | Request Type                    | Description                                                                                                                                                                                       | Address                              | Assigned To      | Priority | Status    | Date Created               | Completion Due Date |
|----------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|----------|-----------|----------------------------|---------------------|
| 10663565 | Abandoned Vehicles on Property  | JUNK VW BEETLE AND HIGH WEEDS                                                                                                                                                                     | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | Medium   | Completed | August 20, 2021 11:11 am   | N/A                 |
| 10496213 | Property Maintenance Issues     | JUNK VW BEETLE AND HIGH WEEDS                                                                                                                                                                     | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | Medium   | Completed | July 26, 2021 3:04 pm      | July 29, 2021       |
| 10456851 | Abandoned Vehicles on Property  | junked car with high weeds                                                                                                                                                                        | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | Medium   | Completed | July 20, 2021 11:11 am     | N/A                 |
| 10405564 | Abandoned Vehicles on Property  | Old VW Beetle, Broken Down, been on property for years.                                                                                                                                           | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | July 12, 2021 1:39 pm      | N/A                 |
| 8976886  | Abandoned Vehicles on Property  | old rusty VW illegal vehicle                                                                                                                                                                      | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | October 23, 2020 9:24 am   | N/A                 |
| 7714601  | Property Inspections            | She is trying to get in contact with Inspector Beatty about the trees on the vacant property next to her house                                                                                    | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | None     | Completed | April 2, 2020 2:15 pm      | N/A                 |
| 7599131  | Tree Trimming Private Property  | Neighbor's tree causing damage to adjoining property. Property owner was taken to court about this issue and didn't resolve the entire issue. Please call Priscilla, she lives at 1429 Monroe st. | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | None     | Completed | March 10, 2020 9:56 am     | N/A                 |
| 7576308  | Abandoned Vehicles on Property  | Property is being cleaned up slowly but this illegal car eyesore needs to go                                                                                                                      | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | March 5, 2020 9:39 am      | N/A                 |
| 7495280  | Abandoned Vehicles on Property  | illegal junk car for years. Not going to go away on it's own                                                                                                                                      | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | February 18, 2020 8:11 am  | N/A                 |
| 7392235  | Property Inspections Scheduling | NEEDS A PROPERTY REINSPECTION.                                                                                                                                                                    | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | None     | Completed | January 27, 2020 11:52 am  | January 30, 2020    |
| 7196920  | Trash Enforcement               | Trash illegal car and this has been years Where are we in the legal process?                                                                                                                      | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | December 12, 2019 9:57 am  | N/A                 |
| 7098807  | Property Maintenance Issues     | Illegal car lots of garbage On going for years                                                                                                                                                    | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | Medium   | Completed | November 20, 2019 12:43 pm | November 25, 2019   |
| 7002453  | Abandoned Vehicles on Property  | illegal car, over grown weeds by garage                                                                                                                                                           | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | None     | Completed | October 30, 2019 12:10 pm  | N/A                 |
| 6920275  | Property Maintenance Issues     | Weeds and garbard                                                                                                                                                                                 | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | Medium   | Completed | October 14, 2019 8:57 am   | October 17, 2019    |

| ID      | Request Type                   | Description                                                                                                                                       | Address                              | Assigned To      | Priority | Status    | Date Created                | Completion Due Date |
|---------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|----------|-----------|-----------------------------|---------------------|
| 6837522 | Over grown grass and weeds     | Online Submission: Piles of garbage<br>Tall weeds<br>Been ongoing for 1 year plus<br>Please issue citations<br>And move forward with court action | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | September 26, 2019 1:55 pm  | N/A                 |
| 6745760 | Property Maintenance Issues    | illegal car, trash everywhere and very high weeds                                                                                                 | 1417 Monroe St, Reading, PA, USA     | Codes Inspectors | Medium   | Completed | September 10, 2019 11:08 am | September 13, 2019  |
| 6630012 | Trash Enforcement              | There is still trash and a abandoned car parked on this property                                                                                  | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | August 20, 2019 8:27 am     | N/A                 |
| 6550732 | Abandoned Vehicles on Property | One illegal vehicle on the property - a VW.<br><br>Also lots of trash strewn in the yard<br><br>Complainant would like a phone call               | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | August 6, 2019 1:54 pm      | N/A                 |
| 6380117 | Abandoned Vehicles on Property | 2 illegal cars on property                                                                                                                        | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | July 9, 2019 11:18 am       | N/A                 |
| 6298699 | Abandoned Vehicles on Property | 2 illegal cars on property                                                                                                                        | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | June 25, 2019 2:07 pm       | N/A                 |
| 6172310 | Abandoned Vehicles on Property | There are 2 illegal cars on this property                                                                                                         | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | June 4, 2019 12:20 pm       | N/A                 |
| 6126131 | Abandoned Vehicles on Property | Two junk cars and junk on north side of house<br>1417 Monroe Street                                                                               | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | High     | Completed | May 28, 2019 10:49 am       | N/A                 |
| 6073118 | Abandoned Vehicles on Property | two cars with expired/no tags sitting there for months                                                                                            | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | May 17, 2019 12:33 pm       | N/A                 |
| 4190225 | No Electric                    | tenant renting room at 1417 Monroe St has no electric service                                                                                     | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | None     | Completed | May 15, 2018 3:08 pm        | N/A                 |
| 4009536 | Abandoned Vehicles on Property | Behind the property there is a wrecked car with no registration on it and inspection. A tree fell on it last year and its been sitting there.     | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | Medium   | Completed | April 9, 2018 10:50 am      | N/A                 |
| 3949763 | Trash Enforcement              | There is car port that flew into there tree days ago because of the wind and its still hanging on the tree. Its an eye sore. Behind the property. | 1417 Monroe Street, Reading, PA, USA | Codes Inspectors | Medium   | Completed | March 26, 2018 1:33 pm      | N/A                 |

| ID      | Request Type                    | Description                                                                                                                                                                                                                                                         | Address                                        | Assigned To      | Priority | Status    | Date Created               | Completion Due Date |
|---------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------|----------|-----------|----------------------------|---------------------|
| 3815411 | No Electric                     | landlord turn of electricity last night, no heat                                                                                                                                                                                                                    | 1417 Monroe Street, Reading, PA, United States | Codes Inspectors | None     | Completed | February 23, 2018 11:48 am | N/A                 |
| 3781533 | No Heat                         | He says that he spoke to guido and that he was told to put another complaint in. The landlord keeps turning on and off his heat and electricity when he leaves. On going situation.                                                                                 | 1417 Monroe Street, Reading, PA, United States | Codes Inspectors | Medium   | Completed | February 15, 2018 11:43 am | February 16, 2018   |
| 3759493 | No Heat                         | He has no heat because the landlord turns electricity off when he is not home. He has proof via a web cam that is happening.                                                                                                                                        | 1417 Monroe Street, Reading, PA, United States | Codes Inspectors | None     | Completed | February 9, 2018 3:44 pm   | February 10, 2018   |
| 3757524 | No Electric                     | tenant renting a room at 1417 Monroe St, the landlord is turning off power supply in the morning and house its really cold. please call Thomas Crouse at 610-507-2155. he would like the inspector to go to the house in the afternoon.                             | 1417 Monroe Street, Reading, PA, United States | Codes Inspectors | None     | Completed | February 9, 2018 11:15 am  | N/A                 |
| 3757451 | Zoning Violation                | Thomas Crouse is reporting illegal rooming house at 1417 Monroe St, please call Thomas at 610-507-2155                                                                                                                                                              | 1417 Monroe Street, Reading, PA, United States | Zoning Office    | None     | Completed | February 9, 2018 11:06 am  | N/A                 |
| 3742618 | Property Maintenance Issues     | Issues: He said that landlord is turning off the heat. He checked the temperature at it was at 56.1. He also said the landlord is renting rooms. There a total of 5 people in the property.                                                                         | 1417 Monroe Street, Reading, PA, United States | Ruth Sassaman    | Medium   | Completed | February 6, 2018 11:39 am  | February 9, 2018    |
| 3660364 | Property Inspections Scheduling | He received a violation from Justice Robinson that should have been cleared up last March. Please call him about this issue.                                                                                                                                        | 1417 Monroe Street, Reading, PA, United States | Guido Marte      | None     | Completed | January 17, 2018 10:19 am  | January 20, 2018    |
| 2342082 | Tree Trimming Private Property  | This lady has a neighbor that the tree is huge and the tree is hitting her house and last night one of his trees fell on his car and she is concerned. The trees are a hazard and she would like to know if you could send a notice to them. Please call Priscilla. | 1417 Monroe St, Reading, PA 19601, USA         | Codes Inspectors | Medium   | Completed | February 13, 2017 8:49 am  | N/A                 |
| 1625670 | Needs Recycling Bin             | Please deliver one recycle bin                                                                                                                                                                                                                                      | 1417 Monroe Street, Reading, PA, United States | Solid Waste      | None     | Completed | May 27, 2016 2:05 pm       | N/A                 |

| ID      | Request Type | Description                                                                                      | Address                                           | Assigned To     | Priority | Status    | Date Created                     | Completion Due Date |
|---------|--------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------|----------|-----------|----------------------------------|---------------------|
| 1269319 | Yardwaste    | THERE IS ALOT OF LEAVES BY THE CURB. NEDDS TO BE PICKED UP WITH LEAF TRUCK. THEY ARE NOT BAGGED. | 1417 Monroe Street,<br>Reading, PA, United States | Parks<br>Office | None     | Completed | November<br>30, 2015<br>12:41 pm | December<br>3, 2015 |

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

**Case:** 206193

**Inspection:** 487252

**Insp Type:** N.O.V.

**Date:** 02/13/2017

**Address:** 1417 MONROE ST, READING

**Owner Information:**

**Name:** RODRIGUEZ JULIAN  
**Address:** 53 DRIES RD  
READING PA 19605-

**Property Information:**

**# of Commercial Units:** 0  
**# of Units:** 0  
**# of Rooms:** 0  
**Owner Occupied Unit?** Y

**Listed below are violation(s) of City Ordinance**

| <b>DAYS TO COMPLY</b> | <b>LOCATION</b>          | <b>SECTION</b> | <b>COMMENTS</b>                                                                                                                                                                    | <b>STATUS</b> |
|-----------------------|--------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 20                    | APT# FLOOR 0 ALLEXT RM#0 | PR-108.1.3     | Property is unfit for human occupancy without electric service. Unsafe conditions. No heat.                                                                                        |               |
| 20                    | APT# FLOOR 0 ALLEXT RM#0 | PR-302.10      | Remove all damaged trees with the white mark. Trees with the white mark are considered no longer in good conditions by the City of Reading arborist. Remove all debris from trees. |               |
| 20                    | APT# FLOOR 0 ALLEXT RM#0 | PR-304.7       | Repair roof to approved conditions. Roof was damaged by the fallen tree.                                                                                                           |               |
| 20                    | APT# FLOOR 0 ALLEXT RM#0 | PR-305.3       | Repair kitchen ceiling to approved conditions.                                                                                                                                     |               |
| 20                    | APT# FLOOR 0 ALLEXT RM#0 | PR-604.1       | Electric servie must be repairede by a licensed electrician. Permit is required. Inspection is needed before rstoring service.                                                     |               |

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

**Inspector:** MARTE, GUIDO

**Phone:** (610)655-2436 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: 206193

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

Inspection: 487262

Insp Type: N.O.V.

Date: 03/07/2017

Address: 1417 MONROE ST, READING

**Owner Information:**

Name: RODRIGUEZ JULIAN

Address: 53 DRIES RD

READING PA 19605-

**Property Information:**

# of Commercial Units: 0

# of Units: 0

# of Rooms: 0

Owner Occupied Unit? Y

**Listed below are violation(s) of City Ordinance**

| DAYS TO COMPLY | LOCATION                 | SECTION    | COMMENTS                                                                                                                                                                           | STATUS   |
|----------------|--------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 20             | APT# FLOOR 0 ALLEXT RM#0 | PR-108.1.3 | Property is unfit for human occupancy without electric service. Unsafe conditions. No heat.                                                                                        |          |
| 20             | APT# FLOOR 0 ALLEXT RM#0 | PR-302.10  | Remove all damaged trees with the white mark. Trees with the white mark are considered no longer in good conditions by the City of Reading arborist. Remove all debris from trees. | CITED    |
| 20             | APT# FLOOR 0 ALLEXT RM#0 | PR-304.7   | Repair roof to approved conditions. Roof was damaged by the fallen tree.                                                                                                           | COMPLIED |
| 20             | APT# FLOOR 0 ALLEXT RM#0 | PR-305.3   | Repair kitchen ceiling to approved conditions.                                                                                                                                     |          |
| 20             | APT# FLOOR 0 ALLEXT RM#0 | PR-604.1   | Electric servie must be repairede by a licensed electrician. Permit is required. Inspection is needed before rstoring service.                                                     |          |

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Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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Thank you for your cooperation.

Approved By: \_\_\_\_\_

Date/Time: \_\_\_\_\_

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

**Case:** 206193

**Inspection:** 523716

**Insp Type:** N.O.V.

**Date:** 05/18/2018

**Address:** 1417 MONROE ST, READING

**Owner Information:**

**Name:** RODRIGUEZ JULIAN  
**Address:** 53 DRIES RD  
READING PA 19605-

**Property Information:**

**# of Commercial Units:** 0  
**# of Units:** 0  
**# of Rooms:** 0  
**Owner Occupied Unit?** Y

**Listed below are violation(s) of City Ordinance**

| <b>DAYS TO COMPLY</b> | <b>LOCATION</b>          | <b>SECTION</b> | <b>COMMENTS</b>                                                                                                                                   | <b>STATUS</b> |
|-----------------------|--------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 15                    | APT# FLOOR 0 EXTFRT RM#0 | 308            | must registered house as a rental, and or rooming house.<br>no longer owner occupied. verified through tenant and family members occupying house. |               |
| 5                     | APT# FLOOR 0 EXTFRT RM#0 | PR-302.4       | cut all high grass and weeds on property                                                                                                          |               |
| 10                    | APT# FLOOR 0 EXTFRT RM#0 | PR-302.7       | repair broken fence around pool area                                                                                                              |               |
| 5                     | APT# FLOOR 0 EXTFRT RM#0 | PR-308.1       | remove all rubbish from exterior of property including car port in tree, appliances, building materials.                                          |               |
| 3                     | APT# FLOOR 1 BED RM#0    | PR-102.2       | at any time of an occupied building the owner, or operator shall not disconnect, discontinued, or any fault to any facility or utility service    |               |
| 3                     | APT# FLOOR 1 BED RM#0    | PR-604.1       | restore electric service in bedroom where no electric is provided.                                                                                |               |

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

**Inspector:** WEITZEL, SHAWN

**Phone:** (610)655-6252 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: 206193

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

Inspection: 523793

Insp Type: N.O.V.

Date: 05/21/2018

Address: 1417 MONROE ST, READING

**Owner Information:**

Name: RODRIGUEZ JULIAN  
 Address: 53 DRIES RD  
 READING PA 19605-

**Property Information:**

# of Commercial Units: 0  
 # of Units: 0  
 # of Rooms: 0  
 Owner Occupied Unit? Y

## Listed below are violation(s) of City Ordinance

| DAYS TO COMPLY | LOCATION                 | SECTION  | COMMENTS                                                                                                                                          | STATUS |
|----------------|--------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 15             | APT# FLOOR 0 EXTFRT RM#0 | 308      | must registered house as a rental, and or rooming house.<br>no longer owner occupied. verified through tenant and family members occupying house. |        |
| 5              | APT# FLOOR 0 EXTFRT RM#0 | PR-302.4 | cut all high grass and weeds on property                                                                                                          | CITED  |
| 10             | APT# FLOOR 0 EXTFRT RM#0 | PR-302.7 | repair broken fence around pool area                                                                                                              | CITED  |
| 5              | APT# FLOOR 0 EXTFRT RM#0 | PR-308.1 | remove all rubbish from exterior of property including car port in tree, appliances, building materials.                                          |        |
| 3              | APT# FLOOR 1 BED RM#0    | PR-102.2 | at any time of an occupied building the owner, or operator shall not disconnect, discontinued, or any fault to any facility or utility service    | CITED  |
| 3              | APT# FLOOR 1 BED RM#0    | PR-604.1 | restore electric service in bedroom where no electric is provided.                                                                                |        |

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Case: 206193

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

Inspection: 559249

Insp Type: N.O.V.

Date: 09/11/2019

Address: 1417 MONROE ST, READING

**Owner Information:**

Name: RODRIGUEZ JULIAN  
Address: 53 DRIES RD  
READING PA 19605-

**Property Information:**

# of Commercial Units: 0  
# of Units: 0  
# 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 ALLEXT RM#0 | PR-302.4 | high weeds and grass need to be removed.                      |        |
| 10             | APT# FLOOR 0 ALLEXT RM#0 | PR-302.8 | unlicensed and unregistered motor vehicle needs to be removed |        |

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 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: 206193

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

Inspection: 570390

Insp Type: N.O.V.

Date: 03/11/2020

Address: 1417 MONROE ST, READING

**Owner Information:**

Name: RODRIGUEZ JULIAN

Address: 53 DRIES RD

READING PA 19605-

**Property Information:**

# of Commercial Units: 0

# of Units: 0

# of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

| DAYS TO COMPLY | LOCATION                 | SECTION  | COMMENTS                                                                                                                                                                                                                   | STATUS |
|----------------|--------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 30             | APT# FLOOR 0 EXTFRT RM#0 | NOTE     | : Please contact inspector at 610-655-6455 or email Ashley.Giddens@ReadingPA.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance.                 |        |
| 30             | APT# FLOOR 0 EXTFRT RM#0 | PR-102.2 | : Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order. |        |
| 30             | APT# FLOOR 0 EXTFRT RM#0 | PR-302.8 | Must remove inoperable/uninspected vehicle in rear of property.                                                                                                                                                            |        |

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

Inspector: GIDDENS, ASHLEY

Phone: (610)655-6455 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: \_\_\_\_\_

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

**Case:** 206193

**Inspection:** 570489

**Insp Type:** N.O.V.

**Date:** 03/12/2020

**Address:** 1417 MONROE ST, READING

**Owner Information:**

**Name:** RODRIGUEZ JULIAN  
**Address:** 53 DRIES RD  
READING PA 19605-

**Property Information:**

**# of Commercial Units:** 0  
**# of Units:** 0  
**# of Rooms:** 0  
**Owner Occupied Unit?** Y

**Listed below are violation(s) of City Ordinance**

| <b>DAYS TO COMPLY</b> | <b>LOCATION</b>          | <b>SECTION</b> | <b>COMMENTS</b>                                                                                                                                                                                                                                                 | <b>STATUS</b> |
|-----------------------|--------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 30                    | APT# FLOOR 0 ALLEXT RM#0 | PR-302.10      | -prune out all dead, dying, and diseased wood on the large maple trees<br>-remove all branches and prune off of the neighboring structure with 4ft. clearance<br>-completely remove dead tree to the left of the property (closest to the street and neighbors) | CITED         |
| 10                    | APT# FLOOR 0 ENTBLD RM#0 | NOTE           | Please contact inspector at (610) 655-6486 or email Tanisha.Beatty@readingpa.gov to provide documentation in writing required for an extension, or to request to schedule a re-inspection for compliance.                                                       | CITED         |

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

**Inspector:** BEATTY, TANISHA

**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: 206193

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

Inspection: 559366

Insp Type: N.O.V.

Date: 09/25/2019

Address: 1417 MONROE ST, READING

**Owner Information:**

Name: RODRIGUEZ JULIAN

Address: 53 DRIES RD

READING PA 19605-

**Property Information:**

# of Commercial Units: 0

# of Units: 0

# 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 ALLEXT RM#0 | PR-302.4 | high weeds and grass need to be removed.                      | CITED  |
| 10             | APT# FLOOR 0 ALLEXT RM#0 | PR-302.8 | unlicensed and unregistered motor vehicle needs to be removed | CITED  |

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: \_\_\_\_\_

Date/Time: \_\_\_\_\_