

PROPERTY SUMMARY SHEET
FEBRUARY 5 & APRIL 5, 2026
DETERMINATION & CERTIFICATION HEARING

8. 513 N. Front St., Russell Spradley, owner, 513 N. Front St, Purchased 2001

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>12/31/25</u>	<u>2/11/26</u>
Notice Posted on Subject Property on	<u>1/6/26</u>	<u>2/18/26</u>

	Determination	Certification
Delinquent Water	Amount: <u>\$518.20</u> Status <u>PAID 2025</u> (water, sewer, trash, recycling fees)	Amount: <u>\$526.75</u> Status <u>PAID 2025</u>
Delinquent Taxes	Amount: <u>\$223.03</u> 2025 <u>Amount</u>	Amount: <u>\$1336.39</u> 2024-25 <u>City</u>
Electric Utility Status:	<u>School</u>	<u>Amount School</u>
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:
1 Work Order 9x10v \$760 unpaid 360L Trash 360L Weeds

Property Maintenance Condition Certification:
\$760 unpaid 1 Work Order 9x10v 360L Trash 360L Weeds



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6311

February 11th, 2026

NOTICE OF CERTIFICATION HEARING AND ORDER TO ELIMINATE BLIGHT

RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

RE: 513 N FRONT ST
15530765537162

Dear RUSSELL SPRADLEY,

Please be advised that following a Determination Hearing held on February 5th, 2026, the City of Reading Blighted Property Review Committee ("the Committee") determined that the above referenced property set the criteria for blight as defined under the City of Reading Codified Ordinance Chapter 23, Part 9, Section 23-904.

You are hereby ORDERED TO ELIMINATE ALL BLIGHT CONDITIONS BY April 2nd, 2026. FAILURE TO DO SO MAY RESULT IN THE PROPERTY BEING CONDEMNED.

NOTICE IS HEREBY GIVEN THAT A CERTIFICATION HEARING WILL BE HELD TO FORMALLY CERTIFY THE PROPERTY AS BLIGHED, PURSUANT TO THE CITY OF READING CODIFIED ORDINANCE CHAPTER 23, PART 9, SECTIONS 23-903 AND 906.

THE BLIGHT CERTIFICATION HEARING WILL BE HELD ON

April 2nd, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, the Committee will present their final findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer and additional information or objections before a final certification decision is made.

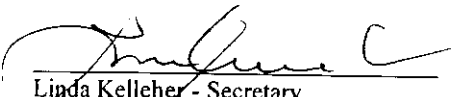
If the property is certified as blighted, it may become subject to additional enforcement actions, including eligibility for public nuisance abatement, imposition of fines or penalties, inclusion in redevelopment programs, the taking of property through eminent domain proceedings or other legal action pursuant to applicable laws.

If you have taken or are taking corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence prior to the hearing for consideration.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpreter, please provide 7-day notice.

Sincerely,
Signed by:


Jamie Lee Keith - BPRC Chair


Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6311

February 11th, 2026

AVISO DE AUDIENCIA DE CERTIFICACIÓN Y ORDEN PARA ELIMINAR LA PLAGA

RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

RE: 513 N FRONT ST
15530765537162

Estimado RUSSELL SPRADLEY,

Tenga en cuenta que, tras una Audiencia de Determinación celebrada el February 5th, 2026, el Comité de Revisión de Propiedades Deterioradas de la Ciudad de Reading ("el Comité") determinó que la propiedad mencionada anteriormente cumplía los criterios de deterioro según se define en el Capítulo 23, Parte 9, Sección 23-904 de la Ordenanza Codificada de la Ciudad de Reading.

Por la presente se le ordena eliminar todas las condiciones de deterioro antes de la April 2nd, 2026. De no hacerlo, la propiedad podría ser expropiada.

POR EL PRESENTE SE NOTIFICA QUE SE CELEBRARÁ UNA AUDIENCIA DE CERTIFICACIÓN PARA CERTIFICAR FORMALMENTE LA PROPIEDAD COMO UBICADA, DE CONFORMIDAD CON LA ORDENANZA CODIFICADA DE LA CIUDAD DE READING, CAPÍTULO 23, PARTE 9, SECCIONES 23-903 Y 906.

LA AUDIENCIA DE CERTIFICACIÓN DE LA PLAGA SE CELEBRARÁ EL

April 2nd, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, el Comité presentará sus conclusiones y recomendará que la propiedad mencionada se certifique como deteriorada. Usted o su representante autorizado tendrán la oportunidad de presentar información adicional u objeciones antes de que se tome la decisión final sobre la certificación.

Si la propiedad está certificada como deteriorada, puede estar sujeta a acciones de cumplimiento adicionales, incluida la elegibilidad para la reducción de molestias públicas, la imposición de multas o sanciones, la inclusión en programas de reurbanización, la toma de la propiedad a través de procedimientos de dominio eminente u otra acción legal de conformidad con las leyes aplicables.

Si ha tomado o está tomando medidas correctivas para abordar las condiciones citadas, se le recomienda que presente documentación o evidencia fotográfica antes de la audiencia para su consideración.

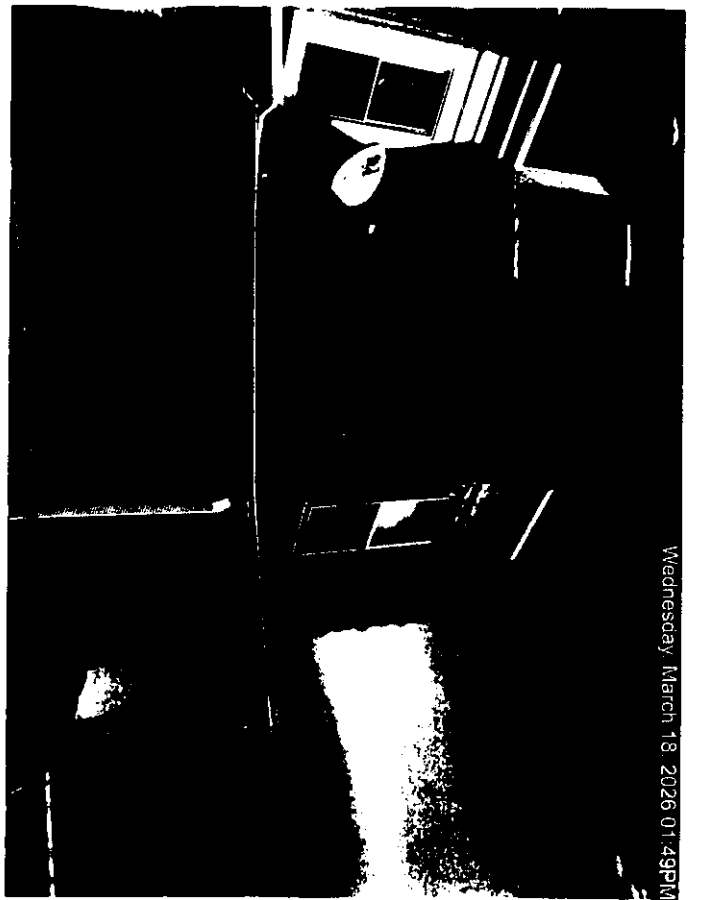
Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avisenos con 7 días de anticipación.

Atentamente,

A handwritten signature in black ink, appearing to read "Jamie E. Kelleher".

JAMIE E. KELLEHER – BPRC Presidente

A handwritten signature in black ink, appearing to read "Linda Kelleher".
Linda Kelleher - Secretaria



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 513 N FRONT ST, Reading PA on the 18 day of March, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

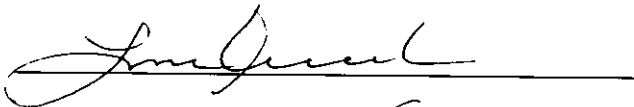
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 19 day of March, 2026.

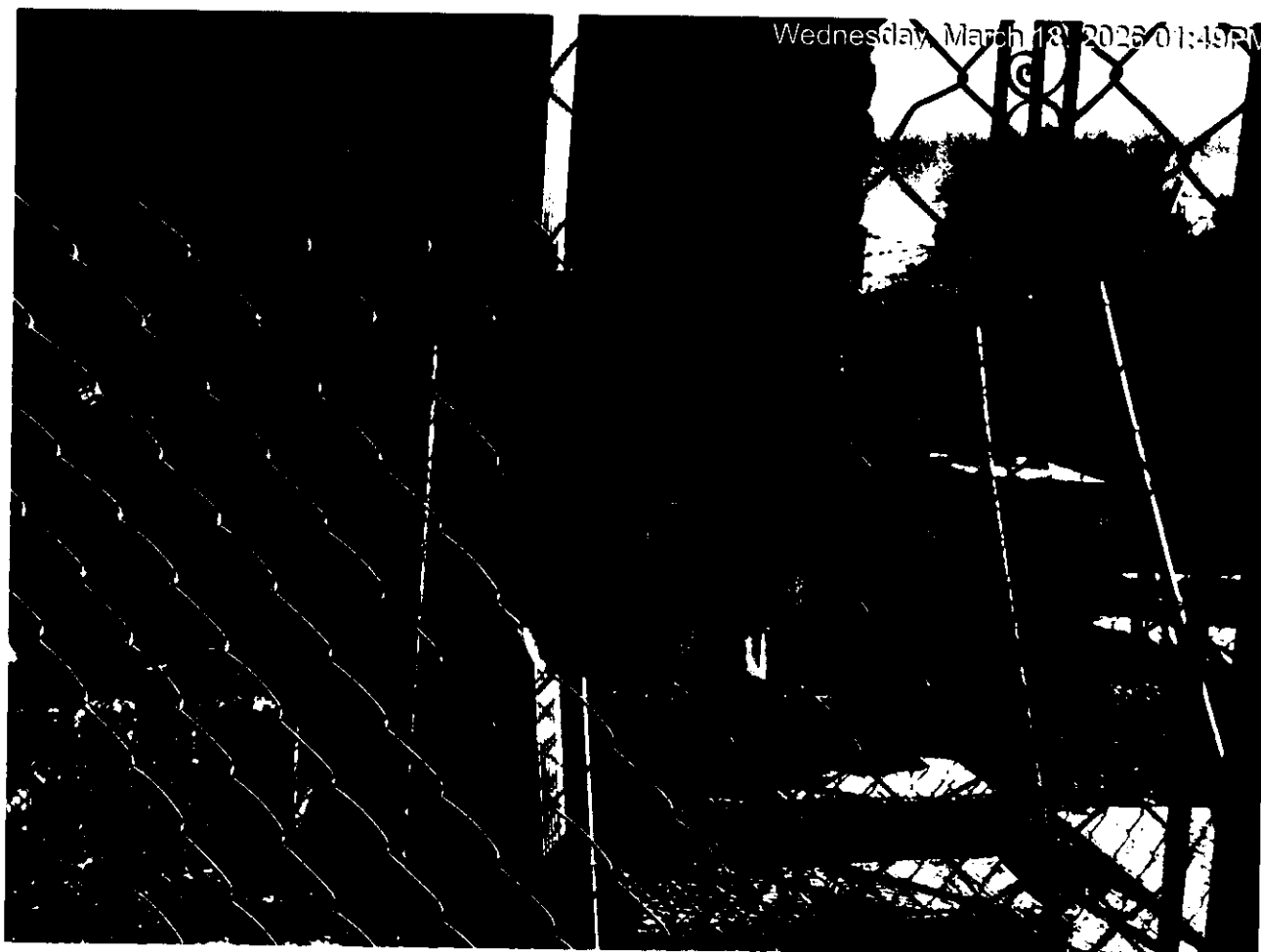
Notary Public



Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

513 N FRONT ST

Owned By: RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

State of Pennsylvania

County of Berks

Juana Santos 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 513 N FRONT ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

5365.75

Date of Last Water Service:

9/10/25

Trash/Recycling Delinquent Amount:

—

Sworn to and subscribed before me this 19 day of March 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Juana Santos

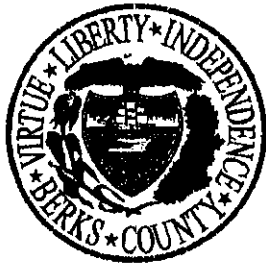
Notary Public:

Linda A. Kelleher

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary S
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083041



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@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

March 17, 2026

I, **Ada Navarro**, in my capacity as an employee of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Statement of Accounts are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

If you have any questions, please feel free to contact me a 610-478-6625, ext:5645, or via email anavarro@berkspa.gov, during normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada Navarro
Berks County Tax Claim/Treasurer
anavarro@berkspa.gov

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



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@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

Owner: SPRADLEY RUSSELL H
513 N FRONT ST
READING, PA 19601-2728
Location: 513 N FRONT ST

PIN: 15530765537162
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V. 18,800
Deed Book / Page 3315 / 2246

STATEMENT OF ACCOUNT

Tax Year 2024 (Regular)

SPRADLEY RUSSELL H

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	156.89	15.69	14.19	185.41	372.18	37.11	0.00	335.07
District	340.83	34.08	30.91	0.00	405.82	0.00	0.00	405.82
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total 2024 Taxes Due: 740.89

Tax Year 2025 (Regular)

SPRADLEY RUSSELL H

County	169.44	16.94	1.40	30.00	217.78	0.00	0.00	217.78
District	340.83	34.08	2.81	0.00	377.72	0.00	0.00	377.72
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total 2025 Taxes Due: 595.50

Total Delinquent Taxes Due: 1,336.39

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trm #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
<u>Payment Type: Check</u>					
99111 / 120856	2024	08/22/2025	37.11	Check 559312	
Total Payment Type: Check			37.11		
Receipts Grand Total:			37.11		



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
513 N FRONT ST

Owned By: RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

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 **513 N FRONT 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: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 760.00

Amount in Collections: \$ 35.00

☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) ☐

- ☒ 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 19
day of March, 2026 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
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 15530765537162
 SPRADLEY RUSSELL H

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 513 N FRONT ST
 READING

Site Location: 513 N FRONT ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 15 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	6,100
Actual Building	12,700
Actual Total	18,800
Taxable Land	6,100
Taxable Building	12,700
Taxable Total	18,800

Ownership

Owner 1 SPRADLEY
 RUSSELL H
 Owner 2
 Care Of
 Mailing Address 513 N FRONT
 ST
 READING, PA
 19601
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/05/2001	\$18,500	00 - VALID SALE		3315	2246

ADDL DEED 1 BK/INST:
 ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
 ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
 ADDL DEED 3 PAGE:

Lot #:

Id	Request Type	Description	Address
774173	Trash Pick up	missed trash	513 North Front Street, Reading, PA, 19601
782142	Trash Pick up	MISSED TRASH	513 North Front Street, Reading, PA, 19601
795890	Trash Pick up	MISSED TRASH	513 North Front Street, Reading, PA, 19601
5430647	Trash Pick up	missed trash	513 North Front Street, Reading, PA, USA
13548006	Building & Trades Inspection Building	Jeremy called in stated there are structural issues with the below property and it looks like its going to fall down	513 North Front Street, Reading, PA, USA
PMD9041	Property Maintenance Issues	VACANT PROPERTY, HIGH WEEDS, PEOPLE ARE IN AND OUT OF PROPERTY DOING DRUGS, FRONT AND BACK DOORS ARE OPEN, RODENTS AND ROACHES ARE GOING TO THE NEIGHBORS.	513 N Front St
PMD9895	Abandoned Property	PEOPLE COME AND GO FROM PROPERTY "SQUATTER"	513 N Front St

Case: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 647982

Insp Type: N.O.V.

Date: 04/17/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 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: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 647982

Insp Type: N.O.V.

Date: 04/17/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 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: _____

Page 2 of 2

FCE067

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 647990

Insp Type: N.O.V.

Date: 05/03/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 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: 213604

Inspection: 647990

Insp Type: N.O.V.

Date: 05/03/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 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: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 649216

Insp Type: N.O.V.

Date: 05/24/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 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: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649216

Insp Type: N.O.V.

Date: 05/24/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**Property Information:**

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: PLACIDO, RENE

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 650061

Insp Type: N.O.V.

Date: 06/23/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Onwer of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 650061

Insp Type: N.O.V.

Date: 06/23/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 650711

Insp Type: N.O.V.

Date: 07/18/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 213604

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

Inspection: 650711

Insp Type: N.O.V.

Date: 07/18/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 213604

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

Inspection: 653623

Insp Type: N.O.V.

Date: 09/15/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 653623

Insp Type: N.O.V.

Date: 09/15/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 655146

Insp Type: N.O.V.

Date: 10/31/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
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10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 1 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 655146

Insp Type: N.O.V.

Date: 10/31/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCR067

Case: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 657794

Insp Type: N.O.V.

Date: 01/03/2024

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST
READING PA 19601-2728**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
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
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Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 1 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 657794

Insp Type: N.O.V.

Date: 01/03/2024

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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Phone: (610)655-6107 x

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: **213604-657794**Case Type: **RPA - Code Enforcement**Data Case Established: **01/08/2024****Owner: RUSSELL H SPRADLEY****Mailing Address**

RUSSELL H SPRADLEY
513 N FRONT ST
READING, PA 19601-2728

Notice of Violation for the following location:**Address****Parcel**

513 N FRONT ST
READING, PA

15530765537162

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: 0.6 - 2018 IPMC CHAPERT 301-302 & SECTION(S) & SUB-SECTION (S)

Exterior Condition(s) Compliance Property SWEEP Inspection

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 -**Violation: NOTE - NOTE**

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006

Violation: PR-107.6 - TRANSFER OF OWNERSHIP

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.

Violation: PR-108.1.3.1 - BLIGHTED PROPERTY AND PUBLIC N

Definitions: For the purpose of this Part, all words used in present tense include the future tense. All words in the plural number include the singular number and all words in the singular number include the plural number, unless the natural construction of the word clearly indicates otherwise. The word "shall" is mandatory and not discretionary. The word "used" includes designated, intended, built, or arranged to be used. A. Single Property. Blighted property shall include: (1) Any premises 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. (2) Any premises 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. (3) Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested or 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. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) 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. (6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin. (7) Any unoccupied property which has been tax



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **213604-657794**

Case Type: **RPA - Code Enforcement**

Date Case Established: **01/05/2024**

delinquent for a period of 2 years prior to the effective date of this act, and those in the future having a 2-year tax delinquency. (8) Any property which is vacant, but not tax delinquent, and which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. (9) Any abandoned property. A property shall be considered abandoned if: (a) It is a 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 6 months; (b) It is a vacant property or vacant or unimproved lot or parcel of ground 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 (c) The property has been declared abandoned by the owner, including, an estate that is in possession of the property. (10) A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable. (11) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community. (12) A property having three or more of the following characteristics: (a) has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes; (b) has unsafe external and internal accessways; (c) is being served by an unsafe public street or right-of-way; (d) violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety; (e) is vacant; (f) 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. B. Multiple Properties. Blighted Property shall include: 1. A majority of the units of property meet any of the requirements under subsection (a) and represent a majority of the geographical area; or 2. Properties representing a majority of the geographical area meet one or more of the conditions set forth in subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) that are necessary for a declaration of blight under subsection (a) and at least one-third of the units of property meet two or more of the requirements under subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) and one or more of the requirements under subsections (a)(1) through (11).

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Blight process to start on property.

Violation: PR-301.2 - RESPONSIBILITY

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Owner of premises shall maintain exterior of property and structure.

Violation: PR-301.3 - VACANT STRUCTURES AND LAND

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.

Violation: PR-302.1 - EXTERIOR PROPERTY CLEAN & SAFE

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Structure shall maintain property in a clean safe & sanitary conditions.

Violation: PR-304.1 - GENERAL EXTERIOR STRUCTURE

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Repair, replace and protect all exterior structure surfaces by approved methods.

Violation: PR-304.10 - STAIRWAYS, DECKS, PORCHES, AND

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.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - repair or replace damaged front porch by approved methods.

Violation: PR-304.13 - WINDOW, SKYLIGHT, AND DOOR FRA

**City of Reading**

815 Washington Street, Reading, PA
19601

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Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - repair or replace damaged windows (front & rear)

Violation: PR-308.1 - ACCUMULATION OF RUBBISH OR GAR

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - remove/eliminate all solid waster from exterior of property.

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.

Sincerely,

Danielle Martinez-Templin
Property Maint. Inspector