

15

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

24. 119 W Elm St., Aly Jose Veras Fernandez & Katherine Munoz Cury , owner, PO Box 108 Trexlertown PA, purchased 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:

	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>3/18/26</u>
Delinquent Water	Amount: <u>\$10368.98</u> Status: <u>8/2010</u> (water, sewer, trash, recycling fees)	Amount: <u>\$10552.72</u> Status: <u>8/2010</u>
Delinquent Taxes	Amount: <u>\$8668.12</u> 2025 Cicconi School	Amount: <u>\$1611.79</u> 2024-25 Cicconi School
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____
Building Trades Condition Determination:	_____	
Building Trades Condition Certification:	_____	
Property Maintenance Condition Determination:	<u>7 Work Order 10 Nov Failed Inspect 2018 \$2640 unpaid 8 QOL Trash</u> <u>12 QOL Weeds 1 QOL Snow</u>	
Property Maintenance Condition Certification:	<u>\$2640 unpaid Failed Inspect 2018 7 Work Order 10 Nov 9 QOL Trash</u> <u>12 QOL Weeds 2 QOL Snow</u>	



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

JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
119 W ELM ST
READING, PA 19601

RE: 119 W ELM ST
6530773514854

Dear JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY,

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

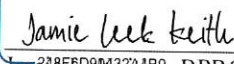
At this hearing, the Committee will present their final findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer and additional information or objections before a final certification decision is made.

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.

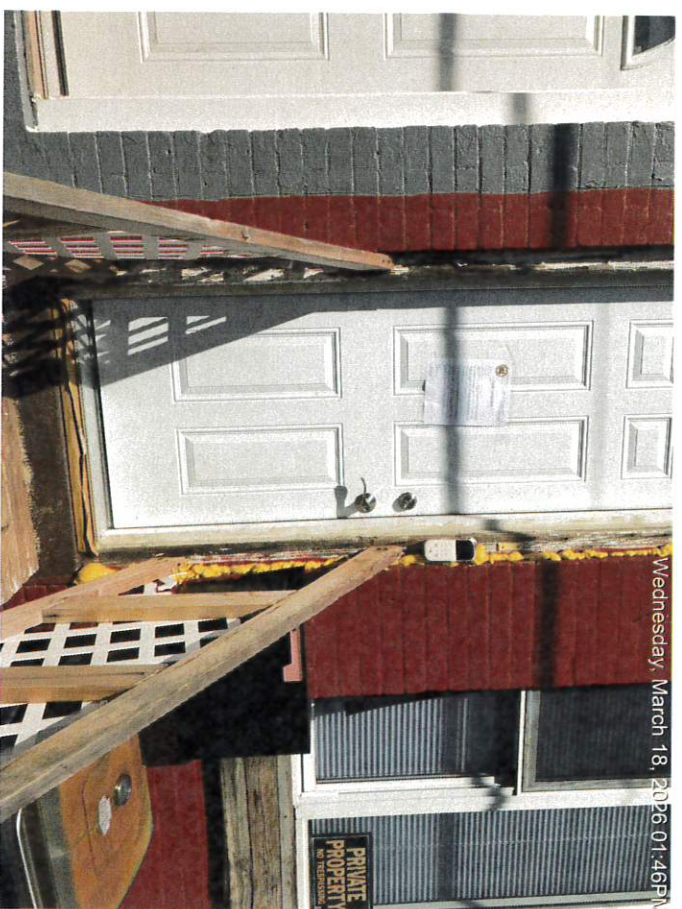
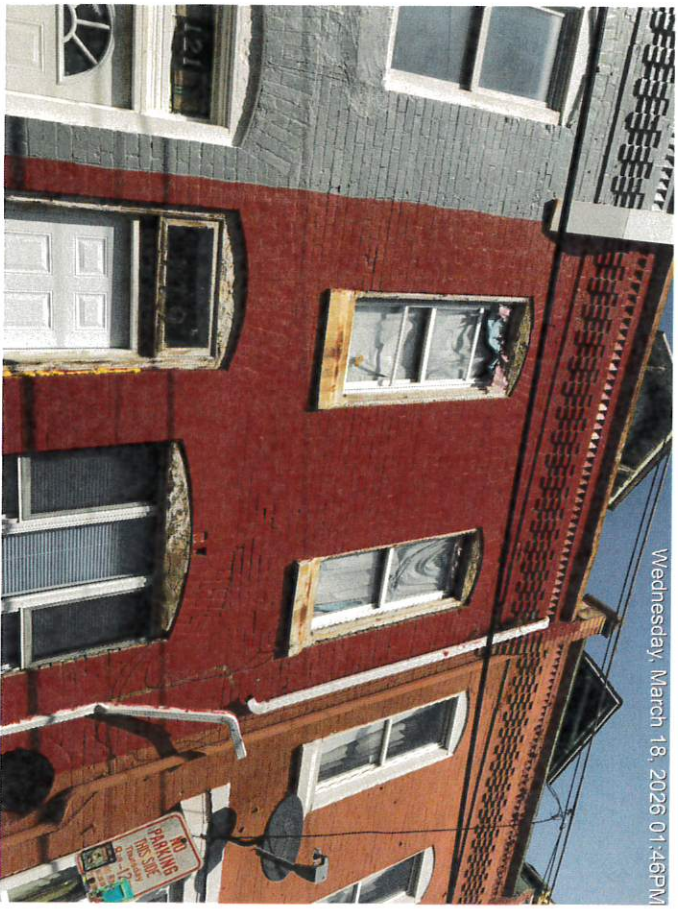
If you have taken or are taking corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence prior to the hearing for consideration.

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:

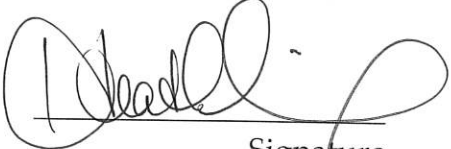

Jamie L. Kemp - BPRC Chair


Linda Kelleher - Secretary



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 119 W ELM 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

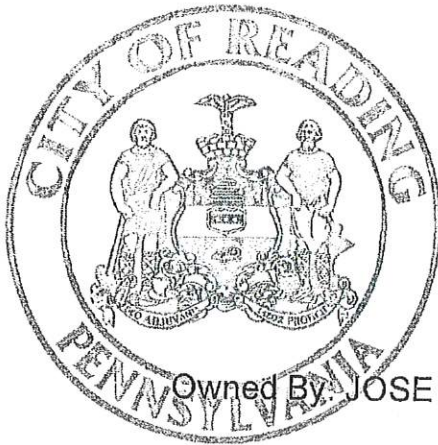


Commission Expires on April 17 2028

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

Wednesday, March 18, 2026 01:46PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

119 W ELM ST

Owned By: JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
119 W ELM ST
READING, PA 19601

State of Pennsylvania
County of Berks

I Angelica Morales 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 119 W ELM ST is true and correct to the best of my knowledge:

Water service status: OFF

Delinquent Water Amount: \$ 10,552.72

Date of Last Water Service: 03/25/2010

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:

AS

Notary Public:

[Signature]

My 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



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



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: FERNANDEZ ALY JOSE VERAS & CURY
KATHERINE MUNOZ
119 W ELM ST
READING, PA 19601
Location: 119 W ELM ST

PIN: 06530773514854
District: CITY OF READING - 06
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
13,800

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ

Docket Year / Num: 2025 / 4979

	<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	115.16	11.52	10.45	147.87	285.00	0.00	0.00	285.00
District	250.18	25.02	22.66	0.00	297.86	0.00	0.00	297.86
School	247.43	24.74	22.44	0.00	294.61	0.00	0.00	294.61
Total 2024 Taxes Due:								877.47

Tax Year **2025** (Regular)

FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ

County	124.38	12.44	1.03	45.00	182.85	0.00	0.00	182.85
District	250.18	25.02	2.06	0.00	277.26	0.00	0.00	277.26
School	247.43	24.74	2.04	0.00	274.21	0.00	0.00	274.21
Total 2025 Taxes Due:								734.32

Total Delinquent Taxes Due: **1,611.79**

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

There are currently no receipts through 2024 - 2026 tax years.



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
119 W ELM ST

Witnessed By: JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
119 W ELM 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 **119 W ELM ST** is true and correct to the best of my knowledge:

(7) Work Orders (2) Unpaid (5) Paid

(10) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 9/28/18

Placarded: NO

Housing Fees Unpaid: \$ 640.00

Amount in Collections: \$ 250.00

Miscellaneous Fees Unpaid: \$ 2,000.00

Amount in Collections: \$ 1,600.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

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:

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

Notary Public:

My Commission Expires on:

April 17 2028

(9) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(12) 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

(2) 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 06530773514854
FERNANDEZ ALY JOSE VERAS &
CURY KATHERINE MUNOZ

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
119 W ELM ST
READING

Site Location: 119 W ELM ST
Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
ONE FAMILY ROW HOME
Municipality: 06 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	4,900
Actual Building	8,900
Actual Total	13,800
Taxable Land	4,900
Taxable Building	8,900
Taxable Total	13,800

Ownership

Owner 1 FERNANDEZ ALY
JOSE VERAS &
Owner 2 CURY KATHERINE
MUNOZ
Care Of
Mailing Address 119 W ELM ST
READING, PA 19601
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
05/17/2021	\$12,500	00 - VALID SALE	2021024609		

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 #:
Plan Book/Instrument:

Id	Request Type	Description	Address
1256231	Graffiti vandalism removal	On front of house	119 W Elm St,Reading, PA 19601
1165172	Unpermitted construction activity	119 west elm	117-123 W Elm St, Reading, PA 19601, USA
795221	Trash Pick up	121 west elm missed carpet on curb for trash.	117-123 West Elm Street, Reading, PA 19601, USA
13434477	Sewer Grates Catch Basins	The two sewers are full of trash and need to be properly cleaned out to avoid clogging corners of locust and Marion streets	1176-1198 Locust St,Reading, PA 19604
3719716	Illegal Dumping	Mrs. Flores called to report that the house close to her is abandoned and people are dumping trash and she has an infestation of mice and raccoon in her backyard.	119 West Elm Street, Reading, PA, United States
4292535	Roofs/Drainage	neighbor complaint that property next door 119 W Elm St do not have gutters and water is going into his side.	119 West Elm Street, Reading, PA, USA
4292548	Trash Enforcement	complaint about trash in back of house	119 West Elm Street, Reading, PA, USA
9889428	Property Maintenance Issues	The down spout is missing and the rain is coming into the neighboring property at 117 W Elm Street and is causing damage to his property. Please call him?	119 West Elm Street, Reading, PA, USA
9944686	Property Maintenance Unpaid Fees Request	cert needed	119 West Elm Street, Reading, PA, USA
3271939	Unsecured/Open Property	The neighbors are seeing people coming and going from this vacant property there is liquor bottles and mattress on the floor. Could someone go out there and secure the property.	119 W Elm St, Reading, PA, United States
4292535	Roofs/Drainage	neighbor complaint that property next door 119 W Elm St do not have gutters and water is going into his side.	119 West Elm Street, Reading, PA, USA

Case: 202106

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 374559

Insp Type: N.O.V.

Date: 06/05/2013

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
120	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	If the structure is open and unsecure, and unfit for human occupancy, the code official is authorized to post a placard of condemnation on the premises to be closed and secured through any available public agency	
120	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, sanitary, and secure condition as provided herein so as not to cause a blighting problem or adversely affect the public health of safety	

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

Inspector: GONZALEZ, ALEXANDER

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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 483956

Insp Type: N.O.V.

Date: 12/29/2016

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
		PR-308.1		
30	APT# FLOOR 0 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.10	Repair second floor rear deck	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.13.2	Repair all damaged windows.	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.15	repair doors in rear	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
30	APT# FLOOR 0 EXFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.10	Install missing steps in front property	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.3	Install number in front property	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.7	Install missing downspout	
	Exterior Rear.	PR-308.1	Remove all rubbish and trash from exterior rear. 30 Days to comply.	

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 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: 202106

Inspection: 483968

Insp Type: N.O.V.

Date: 01/31/2017

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
30	APT# FLOOR 0 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.10	Repair second floor rear deck	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.13.2	Repair all damaged windows.	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.15	repair doors in rear	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove trash and rubbish from all exterior property.	OPEN
30	APT# FLOOR 0 EXTFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Install missing steps in front property	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.3	Install number in front property	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout	

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 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: _____

FCE067

Case: 202106

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 486058

Insp Type: N.O.V.

Date: 02/08/2017

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
 Address: 115 W ELM ST
 READING PA 19601-

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
	APT# FLOOR 0 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
	APT# FLOOR 0 EXREAR RM#0	PR-304.10	Repair second floor rear deck	
	APT# FLOOR 0 EXREAR RM#0	PR-304.13.2	Repair all damaged windows.	
	APT# FLOOR 0 EXREAR RM#0	PR-304.15	repair doors in rear	
	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove trash and rubbish from all exterior property.	CITED
	APT# FLOOR 0 EXFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
	APT# FLOOR 0 EXFRT RM#0	PR-304.10	Install missing steps in front property	
	APT# FLOOR 0 EXFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
	APT# FLOOR 0 EXFRT RM#0	PR-304.3	Install number in front property	
	APT# FLOOR 0 EXFRT RM#0	PR-304.7	Install missing downspout	

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 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: _____

FCE067

Case: 202106

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 609600

Insp Type: N.O.V.

Date: 04/19/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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 EXTFRT RM#0	NOTE	Please contact inspector at 610-371-7780 or email at george.delrio@readingpa.gov	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout, must be maintained in good repair. Discharge of water to be maintained in manner that does not create a public nuisance.	

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

Inspector: DELRIO, GEORGE

Phone: (610)371-7781 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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 609602

Insp Type: N.O.V.

Date: 05/25/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ

Address: 115 W ELM ST
READING PA 19601-

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 EXTFRT RM#0	NOTE	Please contact inspector at 610-371-7780 or email at george.delrio@readingpa.gov	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout, must be maintained in good repair. Discharge of water to be maintained in manner that does not create a public nuisance.	CITED

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

Inspector: DELRIO, GEORGE

Phone: (610)371-7781 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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 622093

Insp Type: N.O.V.

Date: 10/12/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
1	APT# FLOOR 0 EXREAR RM#0	NOTE	inspector contact jarel.melendez@readingpa.gov or call 610 655 6252. Extention may be granted with proper documentation. Will recheck violation 10/18/21	
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	it is the responsibility of the property owner to maintain exterior in compliance with code requirements	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	remove and properly dispose of all trash and rubbish from the rear of structure.	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.3	disposal of garbage shall be done in a clean and sanitary manner. You cannot store all the garbage in the rear yard, a dumpser is required for that amount of waste.	

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

Inspector: MELENDEZ, JAREL

Phone: _____

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 202106

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 622129

Insp Type: N.O.V.

Date: 10/18/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
 Address: 115 W ELM ST
 READING PA 19601-

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
1	APT# FLOOR 0 EXREAR RM#0	NOTE	inspector contact jarel.melendez@readingpa.gov or call 610 655 6252. Extention may be granted with proper documentation. Will recheck violation 10/18/21	
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	it is the responsibility of the property owner to maintain exterior in compliance with code requirements	CITED
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	remove and properly dispose of all trash and rubbish from the rear of structure.	CITED
5	APT# FLOOR 0 EXREAR RM#0	PR-308.3	disposal of garbage shall be done in a clean and sanitary manner. You cannot store all the garbage in the rear yard, a dumpser is required for that amount of waste.	CITED

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

Inspector: MELENDEZ, JAREL

Phone: _____

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

OWNER/AGENT: _____

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 649102

Insp Type: N.O.V.

Date: 05/17/2023

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
60	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	All wood trim in front and rear of property must be painted.	

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

Inspector: MELENDEZ, MELVIN

Phone: (610)655-6106 x

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

OWNER/AGENT:

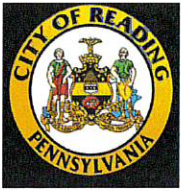
FCE067

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2601-00181**Violation
Notice****Case Type: RPA - Code Case Property Maintenance****Date Case Established: 01/14/2026****Compliance Deadline: 04/17/2026****Owner: CURY KATHERINE MUNOZ FERNANDEZ ALY JOSE VERAS &****Mailing Address**

CURY KATHERINE MUNOZ FERNANDEZ ALY JOSE VERAS &
115 W ELM ST
READING, PA 19601

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

119 W ELM ST
READING, PA 19601

06530773514854

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: PR-304.2 - PROTECTIVE TREATMENT

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Corrective Action: Exterior Front: All wood trim including window sills must have a protective coating applied. (Painted)**Compliance Date:** 04/17/2026

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Thank you for your cooperation.

Sincerely,

Mel Melendez
Property Maint. Inspector