

PROPERTY SUMMARY SHEET

APRIL 2, 2026

CERTIFICATION HEARING

20

Tabled Dec 2025 Cert Hearing

29. 638 Schuylkill Ave., Chan Shui, owner, 1800 N 12th St Reading, Purchased 8/16/23 Rel/Educ, Char, Tax Ex 638 Schuylkill

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

	Determination	Certification
Notice Mailed First Class to Property Owner on	_____	<u>2/11/24</u>
Notice Posted on Subject Property on	_____	<u>3/18/26</u>

	Determination	Certification
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>3561.49</u> Status <u>08/2012</u>
Delinquent Taxes	Amount: _____	Amount: <u>N/A</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: _____

Property Maintenance Condition Certification:

*71290 unpaid failed inspect 2022 Placard unlawful 20 B 5 Wnd 01 by
15 Nov 18000 Trash 13000 weeds 30000 pile on your outdoors
2000 Snow*



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**

SHUI CHAN
1800 N 12TH ST
READING, PA 19604

RE: 638 SCHUYLKILL AVE
15530756431893

Dear SHUI CHAN,

Please be advised that following a Determination Hearing held on December 4th, 2025, 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.**

Signed by:

A handwritten signature in blue ink that reads "Jamie L. Keith".

248F6D98432A4B9
Jamie L. Keith - BPRC Chair

A handwritten signature in blue ink that reads "Linda Kelleher".

Linda Kelleher - Secretary

Wednesday, March 18, 2026 11:44AM

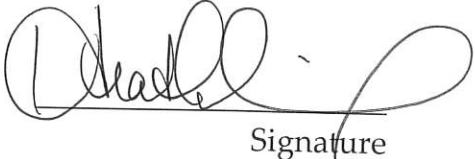


Wednesday, March 18, 2026 11:44AM



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 638 SCHUYLKILL AVE, Reading PA on the 18 day of March, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

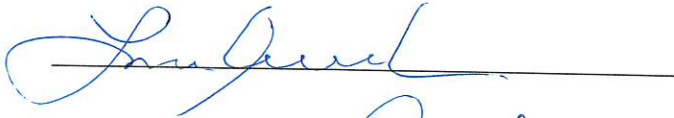
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

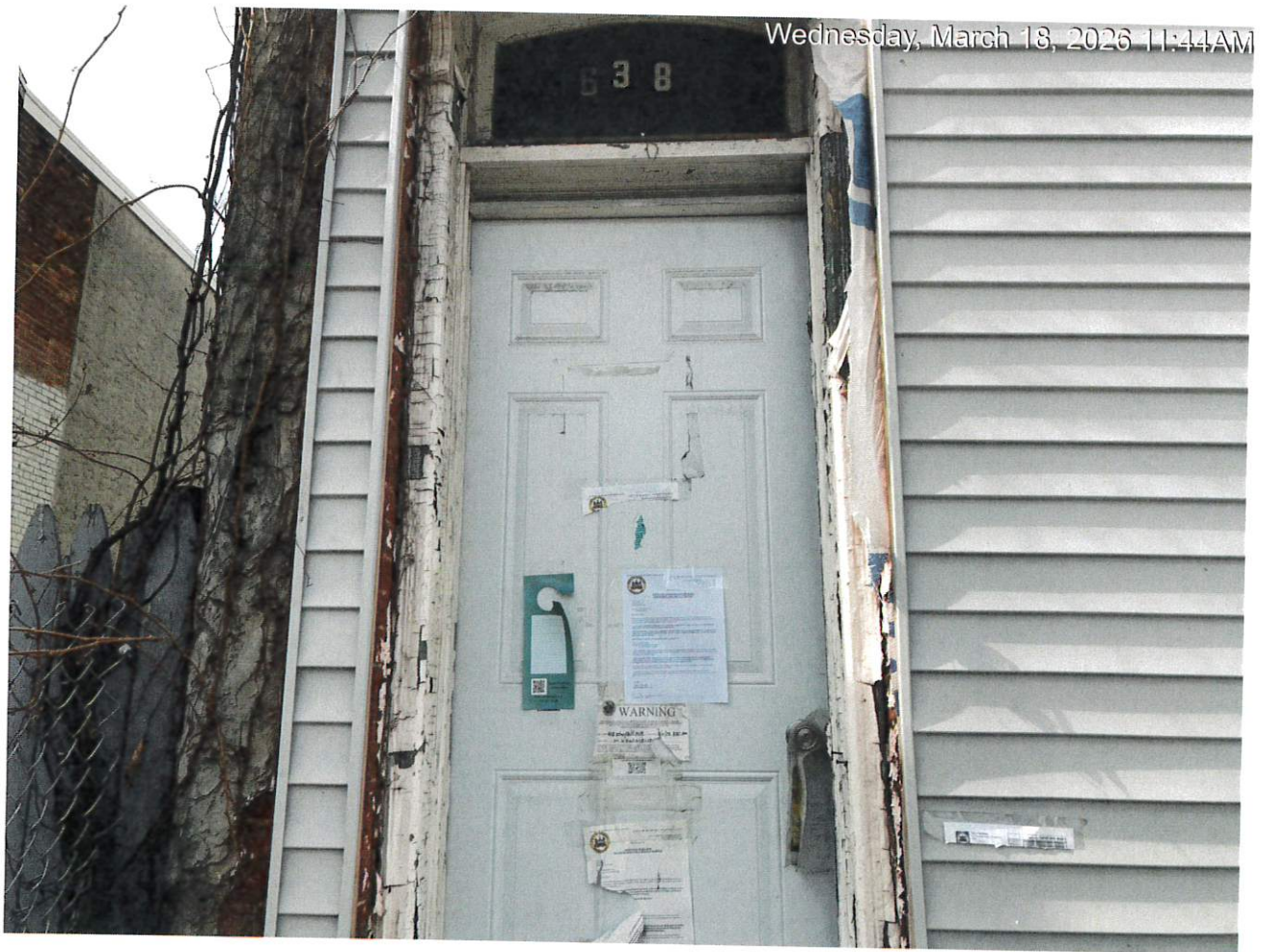
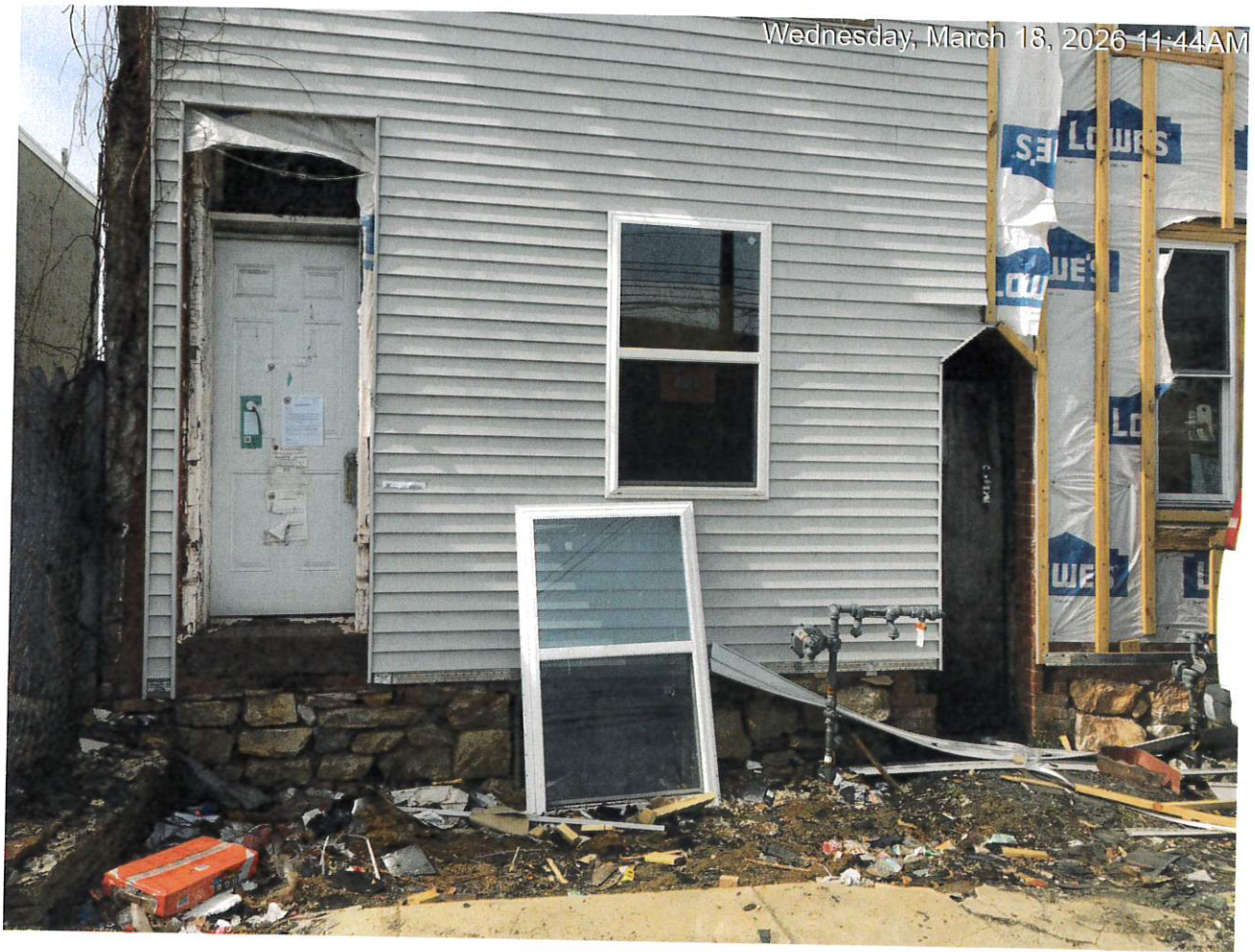
Subscribed and sworn or affirmed before me on this 18 day of March, 2026

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





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

638 SCHUYLKILL AVE

Owned By: SHUI CHAN
1800 N 12TH ST
READING, PA 19604

State of Pennsylvania

County of Berks

I, Juane 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 638 SCHUYLKILL AVE is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

3,561.49

Date of Last Water Service:

4/2012

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:

Juane Santos

Notary Public:

Linda A. Kelleher

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: CHAN SHUI
1800 N 12TH ST
READING, PA 19604
Location: 638 SCHUYLKILL AV

PIN: 15530756431893
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
34,800
Deed Book / Page

STATEMENT OF ACCOUNT

There are currently no Delinquent Taxes due through 2024 - 2026 tax years.

STATEMENT OF RECEIPTS

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



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
638 SCHUYLKILL AVE

Owned By: SHUI CHAN
1800 N 12TH ST
READING, PA 19604

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 **638 SCHUYLKILL AVE** is true and correct to the best of my knowledge:

(5) Work Orders (5) Unpaid (0) Paid

(15) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 9/8/22

Placarded: Unlawful 6/26/13

Housing Fees Unpaid: \$ 340.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 950.00

Amount in Collections: \$ 0

() 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

(17) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(13) 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

(3) QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

(2) QOL.012 – Snow/Ice Removal

(1) 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: 15530756431893
 CHAN SHUI

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 638 SCHUYLKILL AV
 READING

Site Location:	638 SCHUYLKILL AV
Description:	3 STORY BRICK/MASONRY
Land Use Code:	MULTIPLE DWELLINGS 138R - 3 STORY BRICK 2-4 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	7,000
Actual Building	27,800
Actual Total	34,800
Taxable Land	7,000
Taxable Building	27,800
Taxable Total	34,800

Ownership

Owner 1	CHAN SHUI
Owner 2	
Care Of	
Mailing Address	1800 N 12TH ST READING, PA 19604
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
08/16/2023	\$55,200	05 - REL/EDUC/CHAR/TAX EX	2023024207		

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:

Id	Request Type	Description	Address
1694573	Trash Enforcement	trash laying all over the sidewalk in front of this property and also neighboring property 638 Schuylkill Avenue	640 Schuylkill Ave, Reading, PA 19601, USA
1765804	Over grown grass and weeds	overgrown weeds and trash	638 Schuylkill Ave, Reading, PA, United States
1785574	Over grown grass and weeds		638 Schuylkill Avenue, Reading, PA 19601, USA
1825124	Over grown grass and weeds	638 and 640	638 Schuylkill Avenue, Reading, PA 19601, USA
2073135	Over grown grass and weeds	Over grown grass and its been like this for a long time. weeds are up to the window. This property is condemned and the older lady next door needs someone to go cut it. There is a lock in gate in yard but she says that Codes inspectors had told her before that they would see about getting in and cutting it.	638 Schuylkill Ave, Reading, PA, United States
2834172	Abandoned Property	They have a lot trash and people go in and out. this house was on fire	638 Schuylkill Avenue, Reading, PA, United States
5106044	Trash Enforcement	There is trash being dumped onto this property and there is a garage that is full of trash and now there are rats and bugs.	638 Schuylkill Avenue, Reading, PA, USA
5106078	Property Maintenance Issues	This property has been vacant for over a year it is falling down and is in need of repairs. She is worried that her property could be damaged due to this problem.	638 Schuylkill Avenue, Reading, PA, USA
5279089	Trash Enforcement	VACANT PROPERTY, TRASH ALL OVER IN GARAGE AND NOW ON PAVEMENT IN BACK. THIS PROPERTY IS A DUMPING GROUND AND SEEING RATS.	638 Schuylkill Avenue, Reading, PA, USA
6555793	Over grown grass and weeds	638 and 640 dilapidated overgrown weeds and street trash.	638 Schuylkill Ave, Reading, PA 19601, USA
6648254	Over grown grass and weeds	Front	638 Schuylkill Ave
11622199	Unsecured/Open Property	UNSECURED IN THE REAR OF THE BUILDING. PERSONS STAYING IN REAR /DRUG USE.	638 Schuylkill Ave
13593781	Structure	This property is in very poor condition she states the walls are bulging out, the siding has falling off the neighbors are very concerned that it could fall and damage all the neighboring properties. Please call her to let her know what can be done with this property	638 Schuylkill Ave
13714240	Structure	She is calling again to report the condition this property is in very poor condition she states the walls are bulging out, the siding has falling off the neighbors are very concerned that it could fall and damage all the neighboring properties. Please call her to let her know what can be done with this property. See SR#13593781	638 Schuylkill Ave

14319954	Property Maintenance Issues	Neighbor is concerned that the building next door is crumbling and debris is falling into her lot and it is unsafe.	638 Schuylkill Ave
ZON643	Zoning Inquiry	caller would like to speak to someone in zoning regarding more information on this property. He would like to know if the unit in the rear is it a garage? please call him	638 Schuylkill Ave
PMD11760	Abandoned Property	Abandoned vacant nuisance property, sidewall collapsed, accumulation of debris/solid waste, dangerous structure.	638 Schuylkill Ave

Case: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 381899

Insp Type: N.O.V.

Date: 08/28/2013

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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 ALLEXT RM#0	PR-304.10	Repair front porch and maintain exterior of property in good repair.	

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: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 382005

Insp Type: N.O.V.

Date: 09/30/2013

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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 ALLEXT RM#0	PR-304.10	Repair front porch and maintain exterior of property in good repair.	

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

Case: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 434762

Insp Type: N.O.V.

Date: 06/03/2015

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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	PR-301.3	the exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	vacant structures shall be maintained in a clean, safe, and secure, and sanitary.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Repair front porch and maintain exterior of property in good repair.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	repair damaged front porch roof to an approved safe condition. downspouts are required to be reattached and installed in an approved manner.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

FCE067

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: 215099

Inspection: 434762

Insp Type: N.O.V.

Date: 06/03/2015

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI
Address: 1800 N 12TH ST
READING PA 19604-

Property Information:

of Commercial Units: 0
of Units: 3
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 215099

City of Reading

Property Maintenance Division

Inspection Report

Inspection: 434788

Insp Type: N.O.V.

Date: 06/26/2015

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST
READING PA 19604-**Property Information:**

of Commercial Units: 0

of Units: 3

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	PR-301.3	the exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	vacant structures shall be maintained in a clean, safe, and secure, and sanitary.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Repair front porch and maintain exterior of property in good repair.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	repair damaged front porch roof to an approved safe condition. downspouts are required to be reattached and installed in an approved manner.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	CITED

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 215099

Inspection: 434788

Insp Type: N.O.V.

Date: 06/26/2015

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI
Address: 1800 N 12TH ST
READING PA 19604-

Property Information:

# of Commercial Units:	0
# of Units:	3
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215099

Inspection: 494934

Insp Type: N.O.V.

Date: 06/06/2017

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 EXTFRT RM#0	PR-302.4	Remove all high weeds from front of property.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	All exterior stairway, decks, porches and balconies shall be maintained structurally safe and in good repair. Stairs do not attach to house. Repair to safe conditions.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.13.1	Repair broken windows at front of property.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	Remove all peeling and chipping paint from the front of the property.	

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

Inspector: SCHEURING, HEATHER

Phone: (610)655-6311 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: 215099

Inspection: 514975

Insp Type: N.O.V.

Date: 01/31/2018

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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 ENTBLD RM#0	PR-301.3	exterior of every structure shall be free of broken windows, loose or deteriorating shingles, building materials, and crumbling brick and stone.	
120	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	vacant structures shall be maintained in a clean, safe, secure, and sanitary	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to the public health, safety or welfare.	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain	

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 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: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 514989

Insp Type: N.O.V.

Date: 03/01/2018

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST
READING PA 19604-

Property Information:

# of Commercial Units:	0
# of Units:	3
# 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 ENTBLD RM#0	PR-301.3	exterior of every structure shall be free of broken windows, loose or deteriorating shingles, building materials, and crumbling brick and stone.	CITED
120	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	vacant structures shall be maintained in a clean, safe, secure, and sanitary	OPEN
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to the public health, safety or welfare.	OPEN
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight	OPEN
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain	CITED

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 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: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 546112

Insp Type: N.O.V.

Date: 03/20/2019

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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 ENBLD RM#0	PR-301.3	secure property.	
120	APT# FLOOR 0 EXTFRT RM#0	000.1		

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

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

Case: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 557754

Insp Type: N.O.V.

Date: 08/23/2019

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST
READING PA 19604-

Property Information:

of Commercial Units: 0
of Units: 3
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 EXTFRT RM#0	PR-302.4	All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches, includes 50% of alleyway	

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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215099

Inspection: 583652

Insp Type: N.O.V.

Date: 07/23/2020

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI
Address: 1800 N 12TH ST
READING PA 19604-

Property Information:

of Commercial Units: 0
of Units: 3
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 ENTBLD RM#0	NOTE	inspector contact jarel.melendez@readingpa.gov 610-655-6252 . A work order will be submitted if the following violations are not abated.	
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	it is the responsibility of the property owner to keep the entire property in compliance with code requirements	CITED
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structures and land shall be maintained free of broken windows loose or deteriorating shingles, building materials, crumbling stone or brick or excessive peeling paint	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	remove and properly dispose of all trash throughout the entire property	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	cut all grass and weeds excess of 6in.	CITED

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

Inspector: MELENDEZ, JAREL

Phone:

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

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City of Reading
Property Maintenance Division
Inspection Report

Case: 215099

Inspection: 601032

Insp Type: N.O.V.

Date: 11/24/2020

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

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 EXTFRT RM#0	PR-304.1	Properly scrape all loose paint. Paint and properly repair damages under 2nd floor roofline.	CITED

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

Inspector: ROSARIO, PETER

Phone: (610)655-6310 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: 215099

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 615645

Insp Type: N.O.V.

Date: 07/27/2021

Address: 638 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CHAN SHUI

Address: 1800 N 12TH ST

READING PA 19604-

Property Information:

of Commercial Units: 0

of Units: 3

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
3	APT# FLOOR 0 EXTFRT RM#0	PR-302.4	Cut and remove weeds and plant growth in excess of 6 inches	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Repair front porch to an approved condition capable of withstanding imposed loads	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Repair roof and front facade to an approved condition	

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:

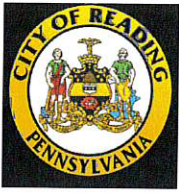
Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, 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: _____

FCE067

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2602-00564**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 02/20/2026****Compliance Deadline: 02/21/2026****Owner: SHUI CHAN****Mailing Address**

SHUI CHAN
1800 N 12TH ST
READING, PA 19604

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

638 SCHUYLKILL AVE
READING, PA 19601

15530756431893

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: 180-1209.B - THE CITY RESERVES THE RIGHT

The City reserves the right to abate the violation if it has not been corrected within 24 hours from the time the violation was issued. The City further reserves the right to abate the violation immediately if the violation poses an imminent risk to public health and safety. The City may abate the violation itself or utilize a contractor and will provide an invoice for abatement, including both direct and indirect costs and any expenses incurred, and the cost thereof may be charged to the owner of the property or offending party. The invoice will be paid separate from and in addition to the quality of life ticket.

Compliance Date: 02/21/2026**Violation: 180-1209.C - IF THE CITY ABATES**

If the City abates the violation directly, it will perform abatement work at a maximum rate of \$60 per hour per man and forward the cost of any materials or services necessary for the abatement. The City reserves the right to charge an additional 20% on all material purchases to cover all miscellaneous expenses such as wear and tear on equipment.

Compliance Date: 02/21/2026**Violation: PR-106.1 - UNLAWFUL ACTS**

It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

Compliance Date: 02/21/2026**Violation: PR-106.3 - PROSECUTION OF VIOLATION**

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a summary offense and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

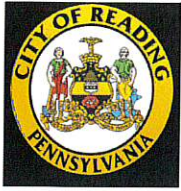
Corrective Action: Emergency work order will be issued if not complied by due date.**Compliance Date: 02/21/2026****Violation: PR-302.1 - EXTERIOR PROPERTY CLEAN & SAFE**

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.

Compliance Date: 02/21/2026**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: Collect and properly dispose of all trash/rubbish on the sidewalk.



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2602-00564**

Case Type: **RPA - Code Case Property Maintenance**

Date Case Established: **02/20/2026**

Compliance Deadline: **02/21/2026**

Violation
Notice

Compliance Date: 02/21/2026

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,

Eduardo Alvarez
Property Maint. Inspector