

PROPERTY SUMMARY SHEET

APRIL 2, 2026

CERTIFICATION HEARING

22A

Tabled for 2025 Civil Hearing

A. 62 S 6th St, Maria Antoine, owner, 62 S 6th St, Reading, Purchased May 2024

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>2/11/26</u>
Notice Posted on Subject Property on	_____	<u>3/19/26</u>

	Determination	Certification
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>\$930534</u> Status <u>8/2013</u>
Delinquent Taxes	Amount: _____	Amount: <u>8712³⁰</u> <u>2024+25 City</u> <u>Overly School</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: _____

\$890 unpaid 4 wheel loads 15 Nov failed inspect 3/25 Placed unsafe
2/25 120L trash 800L wheels 10d 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

MARIE ANTOINE
62 S 6TH ST
READING, PA 19601

RE: 62 S 6TH ST
4530627893625

Dear MARIE ANTOINE,

Please be advised that following a Determination Hearing held on April 3rd, 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.**

Sincerely,
Signed by:

Jamie Lee Keith

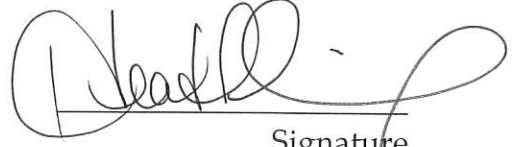
Jamie L. Keith – BPRC Chair

Linda Kelleher
Linda Kelleher - Secretary



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 62 S 6TH ST, Reading PA on the 18 day of March, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

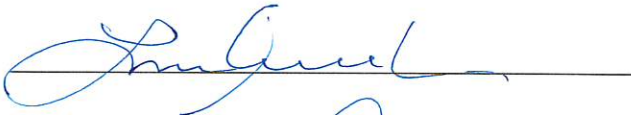
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

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

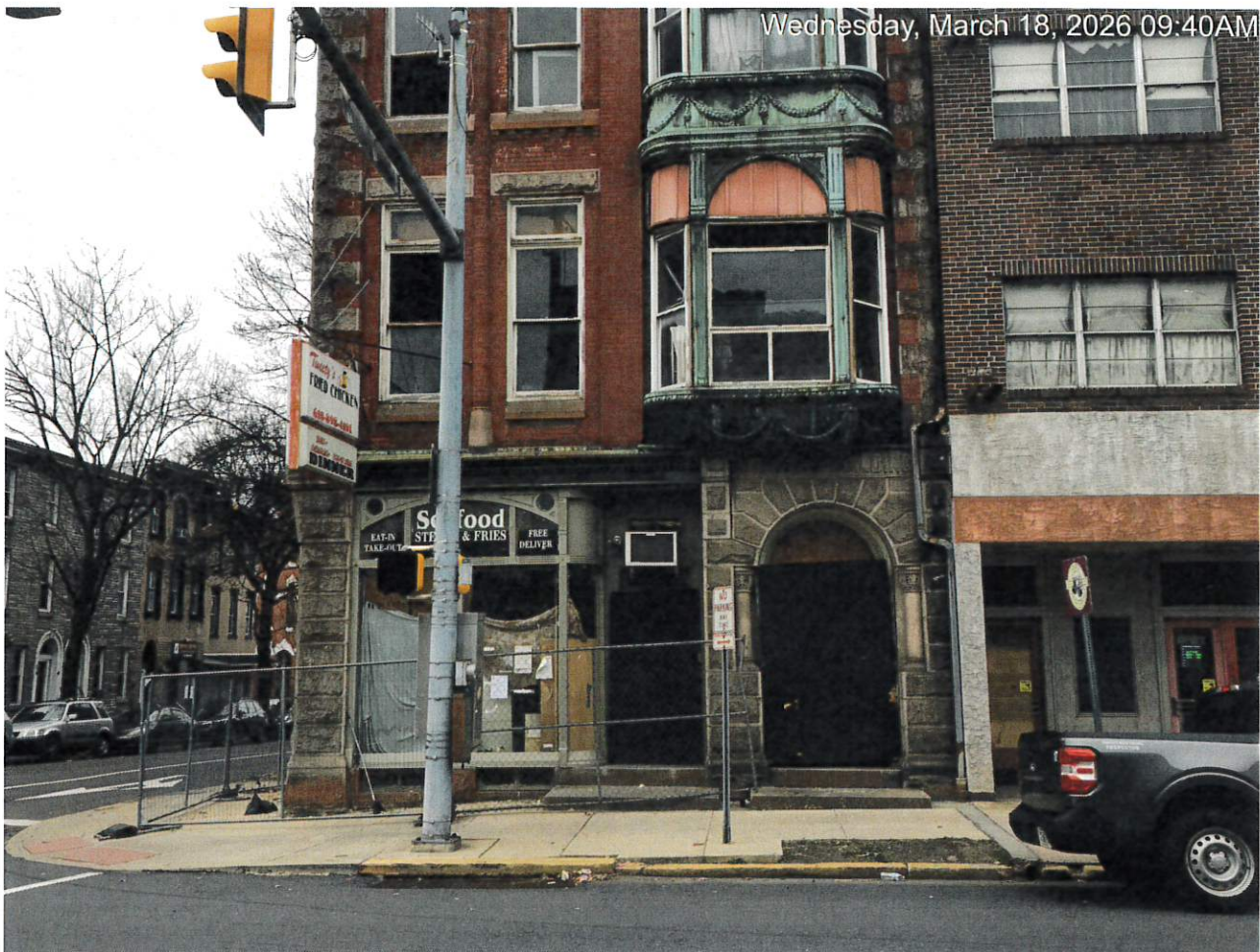
Notary Public



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 09:40AM



Wednesday, March 18, 2026 09:40AM

Design Envelope ID: C9492780-9E30-4E36-A5F8-83E28224E73



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-5090
(610)655-6311

February 11th, 2026

**NOTICE OF CERTIFICATION HEARING
AND ORDER TO ELIMINATE BLIGHT**

MARIE ANTOINE
62 S 6TH ST
READING, PA 19601

RE: 62 S 6TH ST
453627893625

Dear MARIE ANTOINE,

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

For additional information or to register for the hearing, you may contact Heather Schaefer, Blight Transfer Officer at Heather.Schaefer@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an interpretation, please provide 3-day notice.

Sincerely,

Joan Zellbach
Mayor - Read, PA

[Signature]
Linda Kellough, Secretary



Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

62 S 6TH ST

Owned By: MARIE ANTOINE
62 S 6TH 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 62 S 6TH ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

\$ 9,305.34

Date of Last Water Service:

10/03/2013

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 19 day of March, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

As

Notary Public:

Indira

My Commission Expires on

April 17 2008



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: ANTOINE MARIE
62 S 6TH ST
READING, PA 19601
Location: 62 S 6TH ST

PIN: 04530627893625
District: CITY OF READING - 04
School District: READING
Description: COMMERCIAL BUILDING

Current A.V.
80,400

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

ANTOINE MARIE

Docket Year / Num: 2025 / 4917

	<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	670.94	67.09	60.94	400.19	1,199.16	0.00	0.00	1,199.16
District	1,457.57	145.76	132.22	0.00	1,735.55	0.00	0.00	1,735.55
School	1,441.57	144.16	130.79	0.00	1,716.52	0.00	0.00	1,716.52
Total 2024 Taxes Due:								4,651.23

Tax Year **2025** (Regular)

ANTOINE MARIE

County	724.65	72.47	5.98	45.00	848.10	0.00	0.00	848.10
District	1,457.57	145.76	12.02	0.00	1,615.35	0.00	0.00	1,615.35
School	1,441.57	144.16	11.89	0.00	1,597.62	0.00	0.00	1,597.62
Total 2025 Taxes Due:								4,061.07

Total Delinquent Taxes Due: **8,712.30**

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
62 S 6TH ST

Owned By: MARIE ANTOINE
62 S 6TH 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 **62 S 6TH ST** is true and correct to the best of my knowledge:

(4) Work Orders (4) Unpaid (0) Paid
(15) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 3/11/25

Placarded: Unsafe 2/14/25

Housing Fees Unpaid: \$ 90.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 800.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 9
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

- () QOL.001 – Accumulation of Trash
- () QOL.002 – Animal Maintenance and Waste
- (1) QOL.003 – Disposal of Trash/Rubbish
- (8) 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
- (1) 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: 04530627893625
 ANTOINE MARIE

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 62 S 6TH ST
 READING

Site Location: 62 S 6TH ST
 Description: COMMERCIAL
 BUILDING

Land Use Code: 4121 - 3 STRY+ OFFCE
 BLT AS OFFCE
 Municipality: 04 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: C - Commercial

Current Assessment

Tax Year 2026
 Homestead

Actual Land 13,000
 Actual Building 67,400
 Actual Total 80,400

Taxable Land 13,000
 Taxable Building 67,400
 Taxable Total 80,400

Ownership

Owner 1 ANTOINE
 MARIE

Owner 2

Care Of

Mailing Address 62 S 6TH ST
 READING, PA
 19601

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
05/31/2024	\$1	02 - FAMILY TRANSFER	2024016150		

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
3117746	Trash Enforcement	Trash in cellar way. Property also on 500 block of Franklin.	62 South 6th Street, Reading, PA, United States
4119134	Property Maintenance Issues	Broken Windows, deteriorating facade	62 S 6th St, Reading, PA 19602, USA
4124832	Property Maintenance Issues	Broken windows, missing brick, broken doors	62 S 6th St, Reading, PA 19602
4682589	Roofs/Drainage	The roof of this proper is bad and needs to be repaired	62 South 6th Street, Reading, PA, USA
4869691	Unpermitted construction activity	caller reporting that work is being done inside of this location without a permit. possibly roof repair. this is a 4 story building. caller had no more specifics on what work is being done	62 South 6th Street, Reading, PA, USA
4893343	Unpermitted construction activity	caller is saying on the side of building on franklin street you can see into the windows and see the inside of the property is being worked on. caller says he saw people walk in with wood	62 South 6th Street, Reading, PA, USA
5125840	Building and Trades Permits	Caller states that multiple times he has seen workers going in and out of this property. All hours of the day and night. No active permits for work. Codes has a cease and desist order on the property and it has been placarded since 2013 for unsafe conditions.	62 South 6th Street, Reading, PA, USA
5431139	Trash Enforcement	Trash all over the pavement and in cellar way, on the 500 block (odd side) of the Franklin Street side of this corner property. Please issue a QOL or have someone clean it up. Thank you.	62 S 6th St, Reading, PA, USA
5462540	Property Maintenance Issues	Multiple code violations. This property is a nuisance.	62 S 6th St, Reading, PA 19602
6083982	Property Maintenance Issues	The hobby store building has had numerous pieces of 62 S 6th building fall onto their roof causing damage There are transient people sleeping in the property (at one point it was condemned) People are doing "work" on the property without permitting Numerous people have reported significant damage to the roof, including a gaping hole, which has caused significant interior damage – I am concerned that the longer the property sits in it's current state that it will become a public safety issue and require emergency demolition	62 S 6th St, Reading, PA 19602, USA
10275186	Abandoned Property	Caller states that this property is condemned but the owner is allowing people to squat in building. There is broken windows that are falling on neighboring property	62 South 6th Street, Reading, PA, USA
11305022	Property Maintenance Issues	Window broken out	62 S 6th St, Reading, PA 19602, USA
11305074	Graffiti vandalism removal	graffiti on wall	62 S 6th St, Reading, PA 19602, USA
11930560	Unsecured/Open Property	building has inspection warning dated 4/4/22. broken windows on 2nd flr. has wooden board not secured, over storm door to basement, easily moved. building has damage to 2nd flr which makes it unsafe for officers to clear property.	62 South 6th Street, Reading, PA, USA

11961275	Unsecured/Open Property	He is calling to speak with PMD ASAP about this property it is condemned. There is a huge issue with squatters living in the building the owner is aware and does nothing to fix issue. It has been boarded up in the past but the boards have been ripped off. There is multiple ways that the people can get in the building. Police have been called and they told him to contact PMD. There business has been broken into also.	62 South 6th Street, Reading, PA, USA
11985366	Unsecured/Open Property	HOMELESS ENTERING BUILDING AND BREAKING WINDOWS AND OWNER IS DOING NOTHING TO KEEP THE PEOPLE OUT.	62 South 6th Street, Reading, PA, USA
12025643	Over grown grass and weeds	Grown weeds	62 S 6th St, Reading, PA 19602, USA
12073181	Property Maintenance Issues	Bob called in stated that the boards on this property were not done properly and the homeless are still getting into the property through the fir escape. He stated they have now gone up higher into the building and have started a fire which has caused damage to their building. Please give him a call See previos sr# 11985366	62 South 6th Street, Reading, PA, USA
12330486	Over grown grass and weeds	weeds	62 S 6th St, Reading, PA 19602, USA
12330500	Property Maintenance Issues	Trash broken windows	62 S 6th St, Reading, PA 19602, USA
14882548	Property Maintenance Issues	Bricks from the fourth story corner have fell and there are more loose. This is in front of a handicap accessible corner sidewalk ramp!	62 South 6th Street, Reading, PA, USA
PMD1794	Unpaid Fees Request	Cert needed	62 South 6th Street, Reading, PA, USA
PMD2457	Unpaid Fees Request	Cert needed	62 South 6th Street, Reading, PA, USA
ZON314	Zoning Inquiry	he is a realtor and has questions about a property his client is interested in. he wants to know if he convert into apartments this property before renovating. please call him	62 South 6th Street, Reading, PA, USA
PMD4760	Post Sale Inspection	He would like to speak with someone about having this property inspected prior to him making an offer on this property.	62 South 6th Street, Reading, PA, USA
ZON348	Zoning Inquiry	She was told that the city is no longer giving permits for rooming houses/renting rooms. She would like to verify this information she is looking to purchase this property.	62 South 6th Street, Reading, PA, USA
ZON424	Zoning Inquiry	This building is vacant, he would like to know if the use is still 1 commercial and 4 units.	62 South 6th Street, Reading, PA, USA
PMD6464	Overgrown Grass and Weeds	Overgrown weeds all over planting beds outside.	62 South 6th Street, Reading, PA, USA
PMD6844	Abandoned Property	BUILDING HAS CONDEMNED PLACARD AND OWNER CONTINUES TO SEND CONTRACTORS INSIDE TO CLEAN PROP FRONT DOOR NO LONGER SECURED.	62 South 6th Street, Reading, PA, USA
PMD6854	Quality of Life Violations	He would like to know if there is any violations at this property	62 South 6th Street, Reading, PA, USA
ZON459	Zoning Inquiry	He would like to speak to someone in zoning regarding he would like to divide the property into apartments and wanted to know if he can do that. please call him	62 South 6th Street, Reading, PA, USA
ZON478	Zoning Inquiry	wants to inquiry about the property on 62 s 6th street before he puts an offer on the property like what kind of business or if he wants to make more units in.	62 South 6th Street, Reading, PA, USA
PMD7443	Unpaid Fees Request	Cert needed	62 South 6th Street, Reading, PA, USA

PMD7494	Property Maintenance Issues	Building is in terrible condition. Multiple complaints from multiple people already filed. Please fine owner or she won't do anything.	62 South 6th Street, Reading, PA, USA
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City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 349982

Insp Type: N.O.V.

Date: 09/17/2012

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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 4 EXTLFT RM#0	PR-301.3.1	exterior must be maintained and in a safe condition, brick falling from wall must be repaired	

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

Inspector: MCAFEE, BRUCE

Phone: (610)655-6375 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: 226906

Inspection: 366499

Insp Type: N.O.V.

Date: 03/08/2013

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
2	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3	Structure is Unfit for Human Occupancy because of the degree to which the structure is in disrepair and lacks maintenance, contains filth and contamination, illumination, sanitary and heating facilities and other essential equipment required by code.	
2	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structure to be maintained in a clean, safe, secure and sanitary condition.	

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

Inspector: KOEHN, CARL

Phone: (610)655-6455 x

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

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected 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: 226906

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 522330

Insp Type: N.O.V.

Date: 05/02/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6310 or email Jamie.Imbesi@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request # 4119134 / 4124832	
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.2	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	

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

Inspector: IMBESI, JAMIE

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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 522330

Insp Type: N.O.V.

Date: 05/02/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

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Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.1	Failure to provide minimum safeguards to protect or warn in the event of a fire, or contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that collapse is possible.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick or excessive peeling paint.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	Doors, windows or hatchways shall be provided with devices designed to provide security for the occupants & property within. Windows & doors open/unsecure and accessible from fire escapes & ground level must be secured.	

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

Inspector: IMBESI, JAMIE

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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 522340

Insp Type: N.O.V.

Date: 05/31/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6310 or email Jamie.Imbesi@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request # 4119134 / 4124832	
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.2	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	

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

Inspector: IMBESI, JAMIE

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:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 522330

Insp Type: N.O.V.

Date: 05/02/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration to the interior. Roof drains, gutters and downspouts shall be maintained in good repair.	
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This is to certify that a property inspection has been performed by:

Inspector: IMBESI, JAMIE

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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 522340

Insp Type: N.O.V.

Date: 05/31/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.1	Failure to provide minimum safeguards to protect or warn in the event of a fire, or contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that collapse is possible.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick or excessive peeling paint.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	Doors, windows or hatchways shall be provided with devices designed to provide security for the occupants & property within. Windows & doors open/unsecure and accessible from fire escapes & ground level must be secured.	CITED

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

Inspector: IMBESI, JAMIE

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.

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 3

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 522340

Insp Type: N.O.V.

Date: 05/31/2018

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration to the interior. Roof drains, gutters and downspouts shall be maintained in good repair.	CITED
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This is to certify that a property inspection has been performed by:

Inspector: IMBESI, JAMIE

Phone: (610)655-6310 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 226906

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 542023

Insp Type: N.O.V.

Date: 01/16/2019

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6466 or email Jeffrey.Young@readingpa.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance. Service Request #5462540	
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.1	Failure to provide minimum safeguards to protect or warn in the event of a fire, or contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that collapse is possible.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 542023

Insp Type: N.O.V.

Date: 01/16/2019

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials,	
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	Doors, windows or hatchways shall be provided with devices designed to provide security for the occupants & property within. Windows & doors open/unsecure and accessible from fire escapes & ground level must be secured.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls.	

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 226906

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 542241

Insp Type: N.O.V.

Date: 02/08/2019

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6466 or email Jeffrey.Young@readingpa.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance. Service Request #5462540	
15	APT# FLOOR 0 ENTBLD RM#0	PR-102.5	Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.	
15	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.1	Failure to provide minimum safeguards to protect or warn in the event of a fire, or contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that collapse is possible.	OPEN
15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	CITED

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 542241

Insp Type: N.O.V.

Date: 02/08/2019

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

15	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials,	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	Doors, windows or hatchways shall be provided with devices designed to provide security for the occupants & property within. Windows & doors open/unsecure and accessible from fire escapes & ground level must be secured.	OPEN
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls.	CITED

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 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

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 571606

Insp Type: N.O.V.

Date: 04/28/2020

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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	NOTE	Please contact City Arborist at 610-655-6035 or email Lester.Kissinger@ReadingPA.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-302.3	Sidewalks, walkways, tree pits & similar areas shall be kept in a proper state of repair. Sidewalk must be maintained smooth & free from hazardous conditions so as not to pose a trip hazard in the public right of way.	
30	APT# FLOOR 0 ALLEXT RM#0	ST-555-105E	Must remove tree stump from front of property and fill in area with concrete so as not to pose a trip hazard in the public right of way. Shade Tree Permit required by the City of Reading Arborist Office: (610) 655-6035. Tree failed obstructing traffic.	

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

Inspector: KISSINGER, LESTER

Phone: (610)655-6035 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: 226906

Inspection: 571607

Insp Type: N.O.V.

Date: 05/29/2020

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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	NOTE	Please contact City Arborist at 610-655-6035 or email Lester.Kissinger@ReadingPA.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-302.3	Sidewalks, walkways, tree pits & similar areas shall be kept in a proper state of repair. Sidewalk must be maintained smooth & free from hazardous conditions so as not to pose a trip hazard in the public right of way.	CITED
30	APT# FLOOR 0 ALLEXT RM#0	ST-555-105E	Must remove tree stump from front of property and fill in area with concrete so as not to pose a trip hazard in the public right of way. Shade Tree Permit required by the City of Reading Arborist Office: (610) 655-6035. Tree failed obstructing traffic.	CITED

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

Inspector: KISSINGER, LESTER

Phone: (610)655-6035 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: 226906

Inspection: 599367

Insp Type: N.O.V.

Date: 09/25/2020

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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 1 ALLEXT RM#0	PR-301.3	property must be secured, including all windows, doors and any other point of entry.	

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

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 615043

Insp Type: N.O.V.

Date: 07/19/2021

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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	Please contact Inspector at (610)655-6486 or email Tanisha.Beatty@readingpa.gov SR#10275186	
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of the property is responsible for the maintenance and the upkeep of the property, and to ensure the building is secured, and safe from the public.	
1	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	Property/vacant building must be properly secured. Secure all doors and windows by approved methods.	

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

Inspector: BEATTY, TANISHA

Phone: (610)655-6486 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: 226906

Inspection: 625882

Insp Type: N.O.V.

Date: 12/30/2021

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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 jarel.melendez@readingpa.gov or call 610 655 6252. Our office received complaint #11305022. will recheck violation 1/31/21	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	Repair or replace any broken window panes throughout entire building.	

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:

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 625912

Insp Type: N.O.V.

Date: 02/11/2022

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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 jarel.melendez@readingpa.gov or call 610 655 6252. Our office received complaint #11305022. will recheck violation 1/31/21	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	Repair or replace any broken window panes throughout entire building.	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:

City of Reading
Property Maintenance Division
Inspection Report

Case: 226906

Inspection: 650206

Insp Type: N.O.V.

Date: 06/28/2023

Address: 62 S 6TH ST, READING 19602-

Owner Information:

Name: RICHARD MARIE K & MIRACIO

Address: 1743 READING BLVD

READING PA 19610-2605

Historic District: PRINCE

Property Information:

of Commercial Units: 1

of Units: 4

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 jarel.melendez@readingpa.gov or call 610 655 6252. Our office received complaint #11305022. will recheck violation 1/31/21	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	Repair or replace any broken window panes throughout entire building.	CITED

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

Inspector: BEATTY, TANISHA

Phone: (610)655-6486 x

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

OWNER/AGENT:

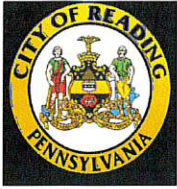
Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, 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-2402-00051**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 02/16/2024****Compliance Deadline: 02/29/2024****Owner:** RICHARD MARIE K & MIRACIO**Mailing Address**

RICHARD MARIE K & MIRACIO
1743 READING BLVD
READING, PA 19610-2605

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

62 S 6TH ST
READING, PA 19602

04530627893625

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-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.

Compliance Date: 02/29/2024**Violation: PR-106.5 - ABATEMENT OF VIOLATION**

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

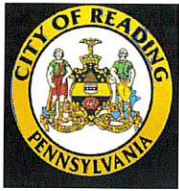
Compliance Date: 02/29/2024**Violation: PR-107.6 - TRANSFER OF OWNERSHIP**

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.

Compliance Date: 02/29/2024**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: Any property with open violations cannot be sold or transferred until violations are rectified.**Compliance Date: 02/29/2024**



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2402-00051**

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

Date Case Established: **02/16/2024**

Compliance Deadline: **02/29/2024**

Violation
Notice

Violation: PR-111.1 - APPLICATION FOR APPEAL

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Compliance Date: 02/29/2024

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: Repair front wall by roof line. Falling loose bricks onto sidewalk.

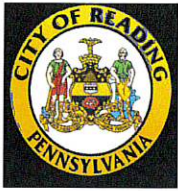
Compliance Date: 02/29/2024

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,

Guido Marte
Property Maint. Inspector

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2502-00414**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 02/13/2025****Compliance Deadline: 02/28/2025****Owner: MARIE ANTOINE****Mailing Address**

MARIE ANTOINE
1743 Reading Blvd
Wyomissing, PA 19610

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

62 S 6TH ST
READING, PA 19602

Parcel

04530627893625

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-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: 106.6 Extensions- Upon application, an extension of time beyond that given on the correction order to bring the violations set forth on the inspection into compliance with this code may be granted for a reasonable cause. An application for extension shall include:

- (A) Name, address and phone number of applicant;
- (B) Address of property referred on correction order; and
- (C) Violations(s) referenced on correction order for which an extension is being requested.

Compliance Date: 02/28/2025**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: Any property with open violations cannot be sold or transferred until violations are rectified.

Compliance Date: 02/28/2025**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



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2502-00414**

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

Date Case Established: **02/13/2025**

Compliance Deadline: **02/28/2025**

Violation Notice

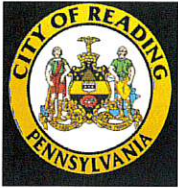
codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) Any structure from which utilities, plumbing, heating, 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 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) (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: Repair all unsafe conditions as per code listed above.

Compliance Date: 02/28/2025

Violation: PR-108.1.5 - DANGEROUS STRUCTURE OR PREMISES

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2502-00414**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 02/13/2025****Compliance Deadline: 02/28/2025**

fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Corrective Action: Properly secure and repair building so it does not meet any of the above listed code qualifications specifically item #7.

Compliance Date: 02/28/2025

Violation: PR-108.2 - CLOSING OF VACANT STRUCTURES

If the structure is vacant, open and unsecure, and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

Corrective Action: Properly secure the premises as to not violate the code listed above.

Compliance Date: 02/28/2025

Violation: PR-111.1 - APPLICATION FOR APPEAL

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Compliance Date: 02/28/2025

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: Repair all brick/mortar on upper portion of building to prevent loose bricks from falling.

Compliance Date: 02/28/2025

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

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

Corrective Action: Repair and or replace all broken/damaged windows and frames as per code listed above.

Compliance Date: 02/28/2025

Violation: PR-304.6 - EXTERIOR WALLS

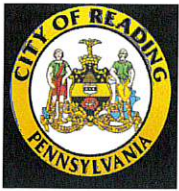
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Corrective Action: Replace/repair missing or damaged siding/capping above bay windows to comply with code 304.6 listed above.

Compliance Date: 02/28/2025

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.



City of Reading

815 Washington Street, Reading, PA
19601

Sincerely,

Joshua Caltagirone
Property Maint. Inspector

Case Number: **CCPMD-2502-00414**

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

Date Case Established: **02/13/2025**

Compliance Deadline: **02/28/2025**

Violation
Notice