

PROPERTY SUMMARY SHEET
APRIL 2, 2026
CERTIFICATION HEARING

Tabled April 2025
Airt Hearing
24C

C. 754 N 9th St., A Group of Four NY LLC, owner, PO Box 770098 Woodside NY, Purchased Feb 2015

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>
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>\$298.00</u> Status <u>on</u>
Delinquent Taxes	Amount: _____	Amount: <u>N/A</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

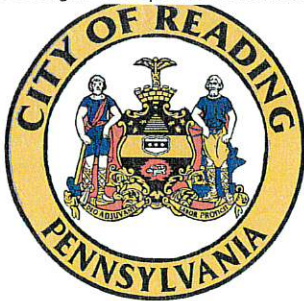
Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: _____

Property Maintenance Condition Certification:

\$4115 unpaid Tabled Inspect 2021 Placed unlawful 2017 18
Wm Order 20 Nov 3200 Trash 2500 weeds 1300 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**

A GROUP OF FOUR NY LLC
P.O. BOX 770098
WOODSIDE, NY 11377

RE: 754 N 9TH ST
12530760949549

Dear A GROUP OF FOUR NY LLC,

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 Leek Keith

Jamie Leek Keith - BPRC Chair

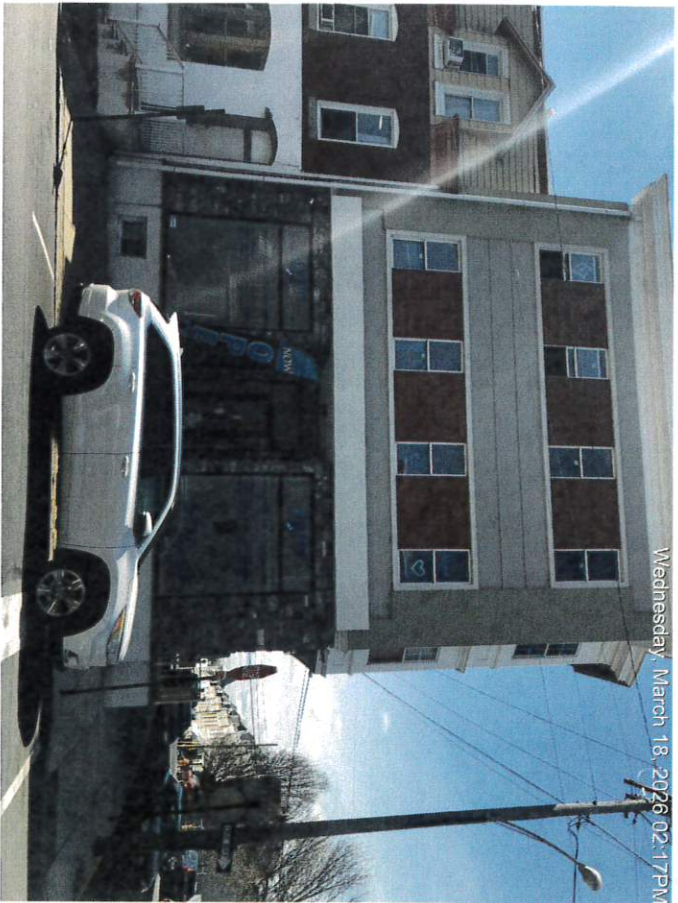
Linda Kelleher
Linda Kelleher - Secretary



Wednesday, March 18, 2026 02:18PM



Wednesday, March 18, 2026 02:17PM



Wednesday, March 18, 2026 02:17PM



Wednesday, March 18, 2026 02:18PM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 754 N 9TH 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

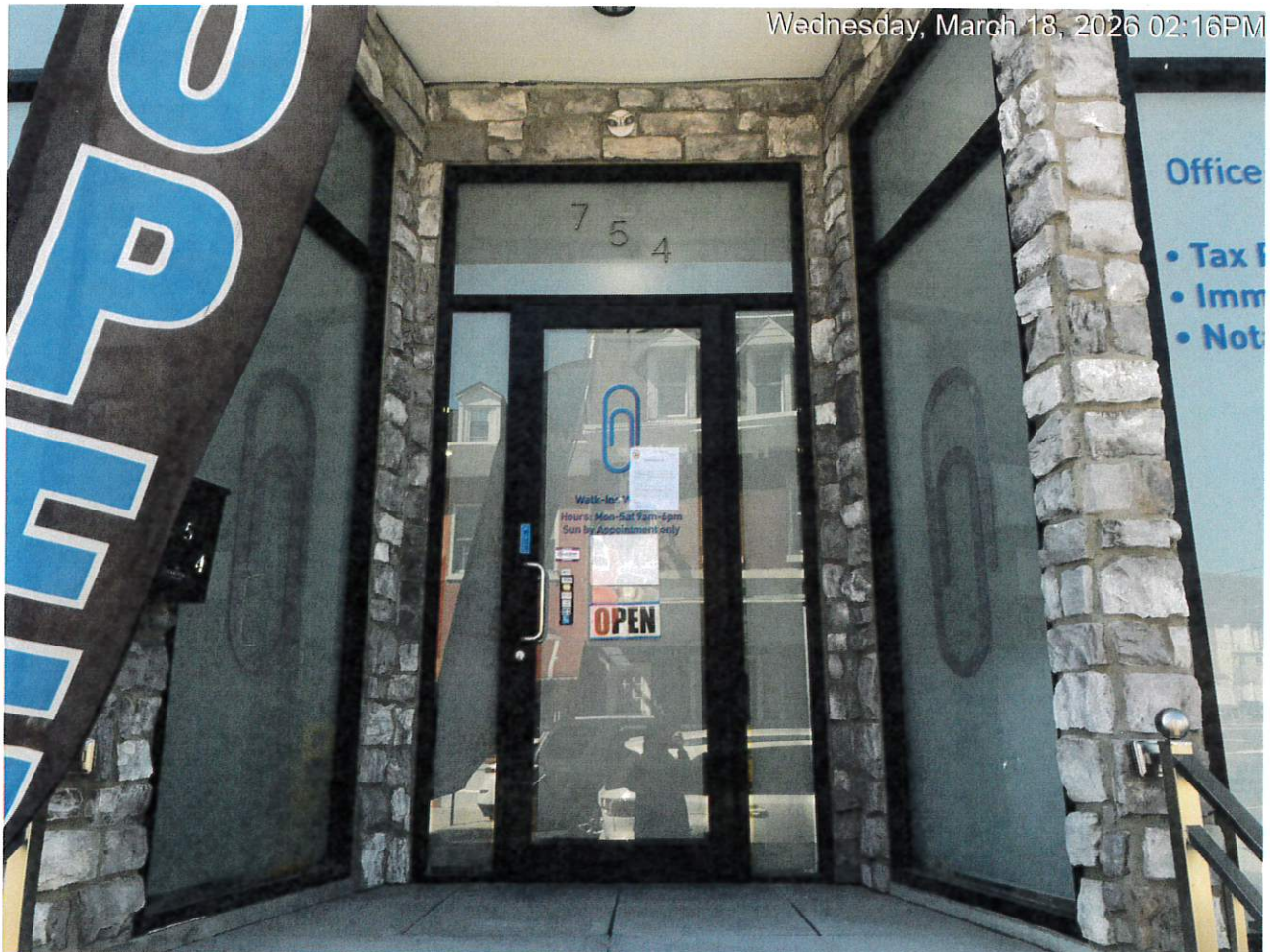

Commission Expires on April 17 2028

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 02:16PM



Wednesday, March 18, 2026 02:16PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

754 N 9TH ST

Owned By: A GROUP OF FOUR NY LLC
P.O. BOX 770098
WOODSIDE, NY 11377

State of Pennsylvania

County of Berks

I, Juana Santos am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 754 N 9TH ST is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

298.60

Date of Last Water Service:

—

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:

Juana Santos

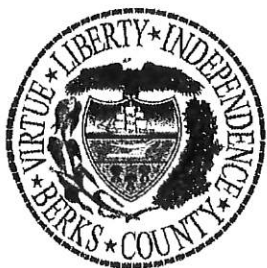
Notary Public:

[Signature]

My Commission Expires on

April 17 2028

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



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

March 17, 2026

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

If you have any questions, please feel free to contact me at 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: A GROUP OF FOUR NY LLC
PO BOX 770098
WOODSIDE, NY 11377-0098
Location: 754 N 9TH ST

PIN: 12530760949549
District: CITY OF READING - 12
School District: READING
Description: COMMERCIAL BUILDING

Current A.V.
149,700
Deed Book / Page
2015 / 003667

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
754 N 9TH ST

Owned By: A GROUP OF FOUR NY LLC
P.O. BOX 770098
WOODSIDE, NY 11377

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 **754 N 9TH ST** is true and correct to the best of my knowledge:

(18) Work Orders (18) Unpaid (0) Paid

(20) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 10/7/21

Placarded: Unlawful 8/2/17

Housing Fees Unpaid: \$ 240.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 4,075.00

Amount in Collections: \$ 2,665.00

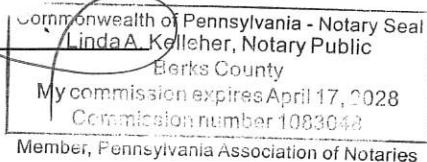
() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

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

Signature of Affiant:

[Handwritten Signature]



Notary Public:

[Handwritten Signature]

My Commission Expires on:

April 17 2028

(30) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(1) QOL.003 – Disposal of Trash/Rubbish

(25) 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

(3) 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: 12530760949549
 A GROUP OF FOUR NY LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 754 N 9TH ST
 READING

Site Location: 754 N 9TH ST
 Description: COMMERCIAL BUILDING

Land Use Code: 4124 - 3 STRY+ BLT AS
 STORE - OFFCE, APTS ABOVE
 Municipality: 12 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: C - Commercial

Current Assessment

Tax Year	2026
Homestead	
Actual Land	23,400
Actual Building	126,300
Actual Total	149,700
Taxable Land	23,400
Taxable Building	126,300
Taxable Total	149,700

Ownership

Owner 1 A GROUP OF
 FOUR NY LLC
 Owner 2
 Care Of
 Mailing Address PO BOX 770098
 WOODSIDE, NY
 11377
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
02/04/2015	\$90,000	00 - VALID SALE		2015	003667

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

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

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

Lot #:
 Plan Book/Instrument:

Id	Request Type	Description	Address
2116406	Graffiti vandalism removal	Front of abandoned storefront	754 N 9th St,Reading, PA 19604
2617601	Graffiti vandalism removal	Front	754 N 9th St,Reading, PA 19604
3352066	Abandoned Property	The windows are broken and the glass are falling and can hurt people, also one of the doors is open,	754 N 9th St, Reading, PA, United States
4889608	Property Inspections Scheduling	caller got an illegal unit penalty and could just like some clarification	754 North 9th Street, Reading, PA, USA
6059364	Building and Trades Permits	caller wants to speak with Anthony, relative to drawings submitted	754 North 9th Street, Reading, PA, USA
7522832	Property Inspections Scheduling	He would like a call regarding an upcoming insp. He was advised to write an email for rescheduling, but would still like to talk to someone.	754 N 9th St, Reading, PA, USA
8496554	Property Maintenance Fees	She has questions regarding the rehab application. Please call her	754 N 9th St, Reading, PA, USA
9015810	Graffiti vandalism removal	Front. On glass.	754 N 9th St, Reading, PA 19604, USA
9671422	Housing Permits	she would like someone to contact her regarding help with filling out application	754 North 9th Street, Reading, PA, USA
9747936	Property Inspections Scheduling	caller has a inspection April 2 and would like someone to contact him regarding rescheduling or giving him a extension. Caller states the property is vacant. I informed him about sending in a fax to cancel or reschedule I gave him the number but caller insist someone contacts him . Spanish speaking	754 North 9th Street, Reading, PA, USA
12779664	Unsecured/Open Property	Rear Front of building (N 9th st) appears remodeled SW end of building covered with graffiti. Fire escape located on south side of building is being used for entry. Multiple windows opened/broken-refused comp stated juveniles frequent the building using fire escape.	754 North 9th Street, Reading, PA, USA
14617755	Trash Enforcement	Trash all on the side of this property. Corner of 9th and Douglass	754 N Ninth St,Reading, PA 19604
PMD3097	Quality of Life Violation	he would like to speak to inspector Marte regarding a QOL. please call him. spanish speaking	754 N Ninth St,Reading, PA 19604
PMD3506	Property Inspections Scheduling	He would like for Guido Marte to call him he called last week.	754 N Ninth St,Reading, PA 19604

City of Reading
Property Maintenance Division
Inspection Report

Case: 220814

Inspection: 356702

Insp Type: N.O.V.

Date: 12/03/2012

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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 EXTRHT RM#0	PR-304.18	secure, board 1st floor window, dougless street side of building	

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

Inspector: WALTON, DENNIS

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:

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: 220814

Inspection: 358382

Insp Type: N.O.V.

Date: 12/19/2012

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTFRT RM#0	000.1		
30	APT# FLOOR 0 EXTRHT RM#0	PR-304.13.1	replace broken windows	
30	APT# FLOOR 0 EXTRHT RM#0	PR-304.7	install missing downspout	

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

Inspector: ARENTZ, TED

Phone: (610)655-2437 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: 220814

Inspection: 361631

Insp Type: N.O.V.

Date: 01/23/2013

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTFRT RM#0	000.1		
30	APT# FLOOR 0 EXTRHT RM#0	PR-304.13.1	replace broken windows	CITED
30	APT# FLOOR 0 EXTRHT RM#0	PR-304.7	install missing downspout	CITED

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

Inspector: ARENTZ, TED

Phone: (610)655-2437 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: 220814

Inspection: 366217

Insp Type: N.O.V.

Date: 03/05/2013

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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	PR-301.3.1	all exterior of building must be repaired and maintained as per building and maintenance code	

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

Inspector: CIVITARESE, FRANK

Phone: (610)655-2438 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: 220814

Inspection: 366233

Insp Type: N.O.V.

Date: 03/22/2013

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
Address: 723 130 ST.
COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1
of Units: 11
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	PR-301.3.1	all exterior of building must be repaired and maintained as per building and maintenance code	CITED

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

Inspector: CIVITARESE, FRANK

Phone: (610)655-2438 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: 220814

Inspection: 367957

Insp Type: N.O.V.

Date: 03/18/2026

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
Address: 723 130 ST.
COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1
of Units: 11
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	all exterior of building must be repaired and maintained as per building and maintenance code	

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

Inspector: No name available

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: 220814

Inspection: 453472

Insp Type: N.O.V.

Date: 12/15/2015

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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 EXTRHT RM#0	PR-304.7	reconnect down spout to storm sewer so drainage is not a public nuisance.	

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

Inspector: LOVELL, CHRISTOPHER

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

Case: 220814

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 459482

Insp Type: N.O.V.

Date: 03/22/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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 ALLEXT RM#0	PR-302.1	Remove all trash, rubbish, and debris from the entire property area surrounding the building.	CITED
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Remove the poison ivy growing up the wall in the rear and remove all weeds and/or plants over 6 inches.	CITED
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.10	Repair front steps to eliminate trip hazard.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.13	All window and door frames must be completely weathertight.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.13.1	(1) Repair or replace all broken windows. (2) Replace all missing windows.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	(1) Remove all peeling paint from all masonry surfaces. (2) Remove all peeling paint and then repaint all wood surfaces. (3) Remove peeling paint and rust from metal surfaces, including the fire escape and then repaint. (4) All bare wood must be painted.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Replace all missing downspouts from the roof line to ground level.	

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

Inspector: ORRS, JIM

Phone: (610)655-1420 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: 220814

Inspection: 459482

Insp Type: N.O.V.

Date: 03/22/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

120	APT# FLOOR 0 ALLEXT RM#0	PR-304.8	Repair any damage to the sophet at the roof line around the entire building AND repair any damage to the sophet above the 1st floor front windows and door.	
-----	--------------------------	----------	---	--

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

Inspector: ORRS, JIM

Phone: (610)655-1420 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: 220814

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 459487

Insp Type: N.O.V.

Date: 03/15/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
 Address: 723 130 ST.
 COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1
 # of Units: 11
 # 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 ALLEXT RM#0	PR-302.1	Remove all trash, rubbish, and debris from the entire property area surrounding the building.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Remove the poison ivy growing up the wall in the rear and remove all weeds and/or plants over 6 inches.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.10	Repair front steps to eliminate trip hazard.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.13	All window and door frames must be completely weathertight.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.13.1	(1) Repair or replace all broken windows. (2) Replace all missing windows.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	(1)Remove all peeling paint from all masonry surfaces. (2)Remove all peeling paint and then repaint all wood surfaces. (3)Remove peeling paint and rust from metal surfaces, including the fire escape and then repaint. (4)All bare wood must be painted.	
120	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Replace all missing downspouts from the roof line to ground level.	

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

Inspector: ORRS, JIM

Phone: (610)655-1420 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: 220814

Inspection: 459487

Insp Type: N.O.V.

Date: 03/15/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

120	APT# FLOOR 0 ALLEXT RM#0	PR-304.8	Repair any damage to the sophet at the roof line around the entire building AND repair any damage to the sophet above the 1st floor front windows and door.	
-----	--------------------------	----------	---	--

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

Inspector: ORRS, JIM

Phone: (610)655-1420 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: _____

Page 2 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 220814

Inspection: 471528

Insp Type: N.O.V.

Date: 07/29/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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 ALLEXT RM#0	PR-302.4	All grass and weeds to be cut down and clippings properly disposed of from property	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	All trash, litter, rubbish and debris to be cleaned up and properly disposed of from property.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	TV to be properly disposed of from property.	

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

City of Reading
Property Maintenance Division
Inspection Report

Case: 220814

Inspection: 471531

Insp Type: N.O.V.

Date: 08/04/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
Address: 723 130 ST.
COLLEGE POINT NY 11356

Property Information:

# of Commercial Units:	1
# of Units:	11
# 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 ALLEXT RM#0	PR-302.4	All grass and weeds to be cut down and clippings properly disposed of from property	CITED
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	All trash, litter, rubbish and debris to be cleaned up and properly disposed of from property.	CITED
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	TV to be properly disposed of from property.	CITED

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

City of Reading
Property Maintenance Division
Inspection Report

Case: 220814

Inspection: 479964

Insp Type: N.O.V.

Date: 10/28/2016

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTRHT RM#0	PR-304.7	down spouts must be extended to ground level so that discharge is not a public nuisance.	CITED

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

Inspector: LOVELL, CHRISTOPHER

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: 220814

Inspection: 507881

Insp Type: N.O.V.

Date: 10/25/2017

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
Address: 723 130 ST.
COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1
of Units: 11
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-304.13.1	loose and busted glass in windows throughout building needs to be removed, replaced or boarded up. (glass falling onto sidewalks)	

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 x

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

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected 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: 220814

Inspection: 640657

Insp Type: N.O.V.

Date: 10/20/2022

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXREAR RM#0	PR-108.2	Propely secure windows in rear (6) that have access to ground level to prevent unlawful entry	

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: 220814

Inspection: 641093

Insp Type: N.O.V.

Date: 10/31/2022

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXREAR RM#0	PR-108.2	Propely secure windows in rear (6) that have access to ground level to prevent unlawful entry	

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: 207423

Inspection: 464512

Insp Type: SWEEP

Date: 05/26/2016

Address: 126 CRESTMONT ST, READING 19611-

Owner Information:

Name: IRGS REAL ESTATE INVESTMENT IN

Address: 3501 REGENCY DR

READING PA 19608

Property Information:

of Commercial Units: 0

of Units: 2

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ALLEXT RM#0	OK		

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

Inspector: MELENDEZ, MELVIN

Phone: (610)655-6106 x

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

OWNER/AGENT:

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: 220814

Inspection: 646775

Insp Type: N.O.V.

Date: 03/13/2023

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXREAR RM#0	PR-108.2	Propely secure windows in rear (6) that have access to ground level to prevent unlawful entry	CITED

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: 220814

Inspection: 656584

Insp Type: N.O.V.

Date: 11/28/2023

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC

Address: 723 130 ST.

COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1

of Units: 11

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 EXTRHT RM#0	PR-302.4	Please remove grass,weeds,over 6 inches per code,as a complaint was made to your property,any questions please call me Arthur Kelly Jr 610-655-1541.This is your 3rd time you have been notified about problem.	

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

Inspector: KELLY JR, ARTHUR

Phone: (610)655-1541 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: 220814

Inspection: 656587

Insp Type: N.O.V.

Date: 12/13/2023

Address: 754 N 9TH ST, READING 19604-

Owner Information:

Name: A GROUP OF FOUR NY LLC
Address: 723 130 ST.
COLLEGE POINT NY 11356

Property Information:

of Commercial Units: 1
of Units: 11
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 EXTRHT RM#0	PR-302.4	Please remove grass,weeds,over 6 inches per code,as a complaint was made to your property,any questions please call me Arthur Kelly Jr 610-655-1541.This is your 3rd time you have been notified about problem.	CITED

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

Inspector: KELLY JR, ARTHUR

Phone: (610)655-1541 x

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

OWNER/AGENT:

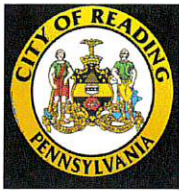
Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, 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-2408-00876**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 08/22/2024****Compliance Deadline: 09/03/2024****Owner:** A GROUP OF FOUR NY LLC**Mailing Address**

A GROUP OF FOUR NY LLC
723 130 ST.
COLLEGE POINT, NY 11356

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

754 N 9TH ST
READING, PA 19604

12530760949549

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-302.4 - WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152.4 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Action: Cut and removed weeds from all exterior property areas.**Compliance Date:** 09/03/2024**Violation: PR-304.13.1 - GLAZING**

All glazing materials shall be maintained free from cracks and holes.

Corrective Action: Repair all broken windows**Compliance Date:** 09/12/2024

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