

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

9. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 2019

I, Linda A. Kelleher, am employed by the City of Reading in its 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, fine the following conditions exist:

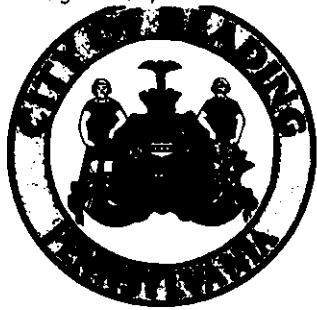
	Determination	Certification
Notice Mailed First Class to Property Owner on	12-31-25	2-11-26
Notice Posted on Subject Property on	1-6-26	2-18-26
Delinquent Water	Determination Amount: \$7621.22	Certification Status Off 12\19
Delinquent Taxes		(water, sewer, trash, recycling fees)
Electric Utility Status:	Amount: \$3580.28	Amount: \$
Gas Utility Status:	2024-25 City, County, School	Amount: \$

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 9 NoV, 9 Work Orders, Failed Inspection 7\26, Placard unlawful 12\12, \$5920 unpaid, 28 QoL Trash, 9 QoL Weeds, 1 QoL Snow\ice

Property Maintenance Condition Certification: _____



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Invescon LLC
Invescon LLC
Reading, PA 19608

RE: 528 N 10th St
Parcel #: 11531761034370

Dear Invescon LLC,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinance Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON

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

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

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.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:



Jamie Lee Keith – BPRC Chair


Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

Invescon LLC
314 Elizabeth Dr
Reading, PA 19608

RE: 528 N 10th St
Parcel #: 011531761034370

Estimado Invescon LLC,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de conforme con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 23, Parte 9, Secciones 23-903A, 904 y 906, disponible en el sitio web de la Ciudad en www.ReadingPA.gov.

Por la presente se notifica que el Comité de Revisión de Propiedades Deterioradas llevará a cabo una audiencia para determinar si las condiciones de la propiedad cumplen con la definición legal de "deterioro" y si se justifican la adopción de medidas adicionales en virtud las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

August 6th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, usted o su representante autorizado tendrán la oportunidad de presentar evidencia, brindar testimonio y responder a cualquier hallazgo o documentación presentada por la Ciudad de Reading y el Comité con respecto a la condición de la propiedad.

La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través de procedimientos de dominio eminente.

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

Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:

JAMIE E. KEITH - BPRC Presidente

Linda Kelleher - Secretaria

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

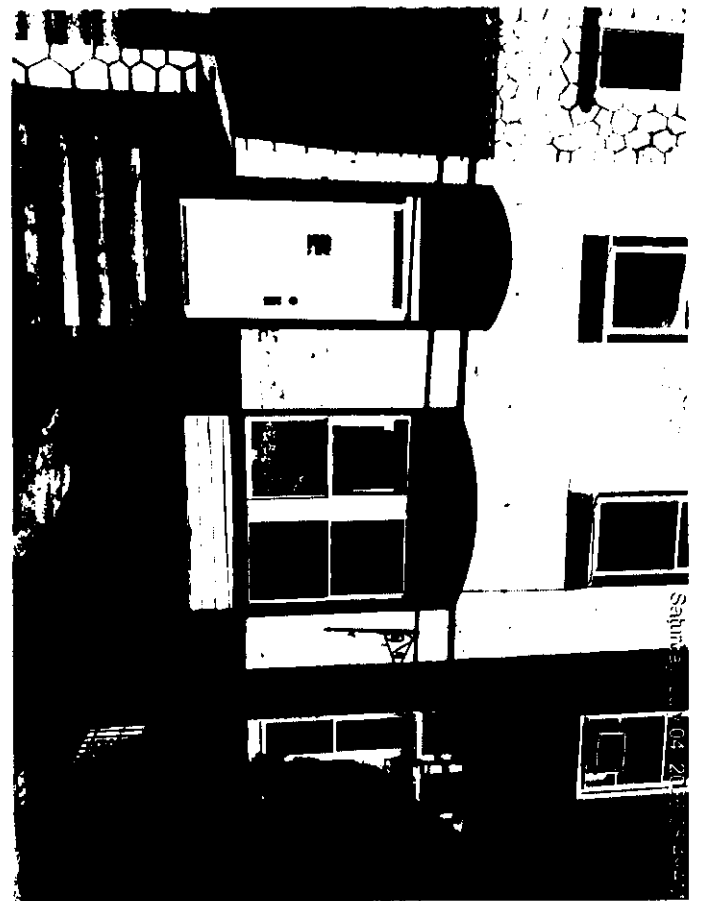
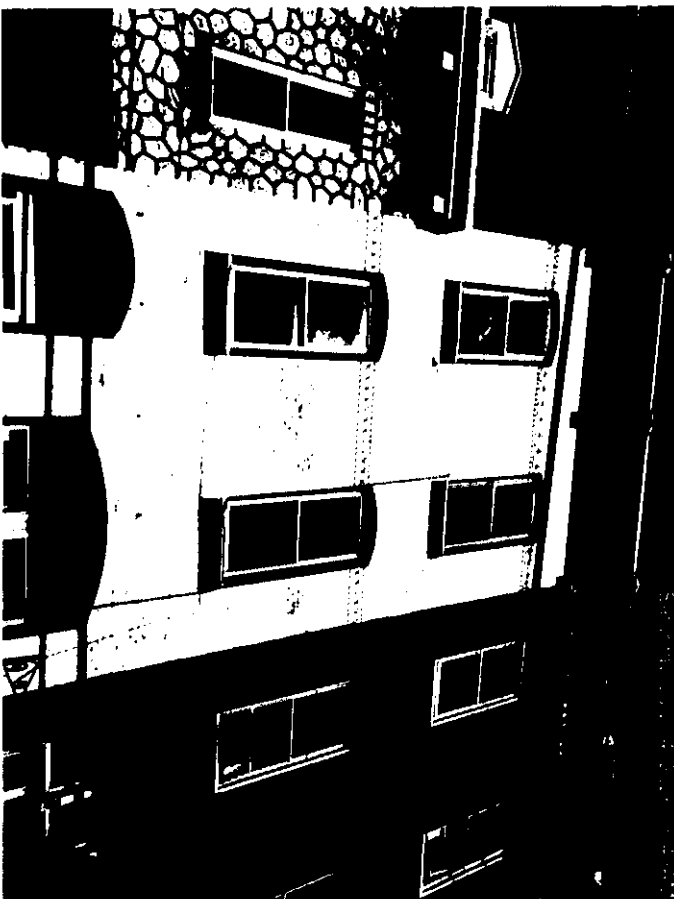
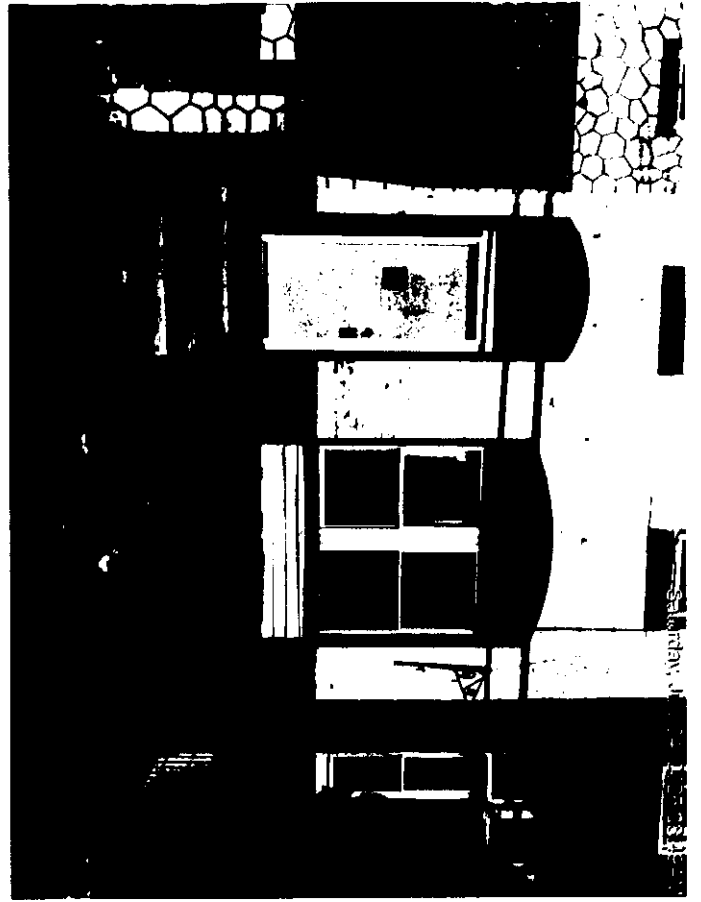
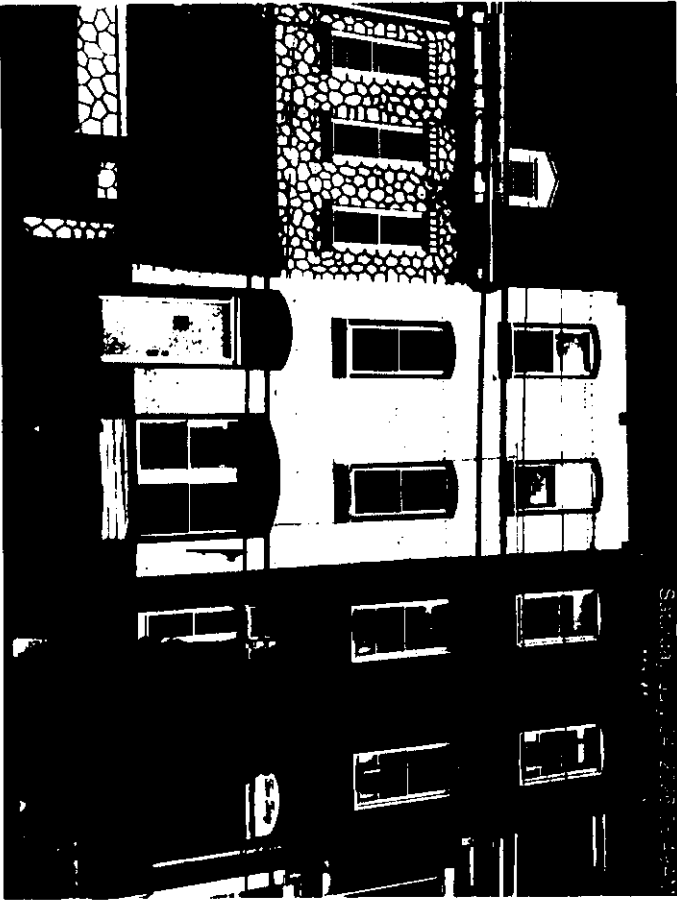
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 528 N 10th St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:



Signature

Heather Scheuring

Print Name

Blight/Transfer Officer

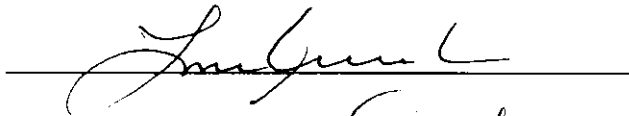
Position

State of Pennsylvania

County of Berks

Subscribed and sworn or affirmed before me on this 24 day of July, 2026.

Notary Public



Commission Expires on April 17 2028

Member, Pennsylvania Association of Notaries

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



CITY OF READING, PENNSYLVANIA
CLERK OF CITY: DAVID J. COOPER
217 N. 3RD ST., 2ND FL.
READING, PA 19601-1000

**NOTIFICATION REGARDING
REPLACEMENT OF PUBLIC PROPERTY**

TO: [Name]
Address: [Address]
City: [City]
State: [State]
Zip: [Zip]

Dear [Name]:

Reference is made to the property located at [Address] which is a public property owned by the City of Reading. The property is located at [Address] and is used for [Purpose].

Notice is hereby given that the City of Reading is planning to replace the public property located at [Address] with a new public property. The new public property will be located at [Address] and will be used for [Purpose].

THE PUBLIC PROPERTY LOCATED AT [Address] WILL BE REPLACED BY THE NEW PUBLIC PROPERTY LOCATED AT [Address].

At the time of the replacement, the City of Reading will provide a public hearing for the public to express their views on the replacement. The public hearing will be held on [Date] at [Time] at [Location].

It is requested that you attend the public hearing and express your views on the replacement. Your attendance is requested.

Sincerely,
[Signature]
Clerk of City

Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

528 N 10th St

Owned By: Invescon LLC
314 Elizabeth Dr
Reading, PA 19608

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 528 N 10th St is true and correct to the best of my knowledge:

Water service status: OFF

Delinquent Water Amount: 7,621.22

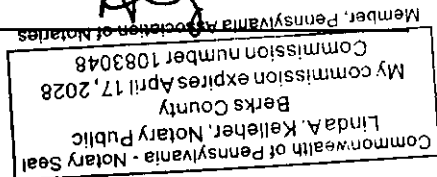
Date of Last Water Service: 12/3/19

Trash/Recycling Delinquent Amount:

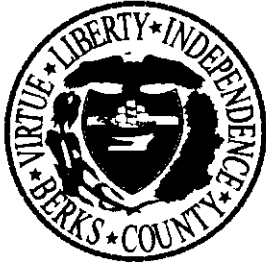
Sworn to and subscribed before me this 20th day of July, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Notary Public:



[Signature]
My Commission Expires on April 17 2028



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

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications 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.

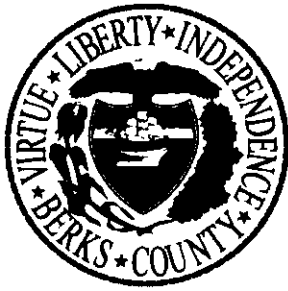
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

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

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

NICOLE E. BLANDING, Tax Claim Director

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in. TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for any prior years owed.

Owner: INVESCON LLC
314 ELIZABETH DR
READING, PA 19608
Location: 528 N 10TH ST

PIN: 11531761034370
District: CITY OF READING - 11
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
29,300
Deed Book / Page
2019 / 034290

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2020 (Regular)
INVESCON LLC

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	224.35	22.44	12.95	171.63	431.37	430.81	0.56	0.00
District	518.29	51.83	29.96	0.00	600.08	600.08	0.00	0.00
School	525.35	26.27	28.98	0.00	580.60	580.60	0.00	0.00

Docket Year / Num: 2021 / 8104

Tax Year 2021 (Regular)
INVESCON LLC

County	224.35	22.44	7.40	247.23	501.42	501.42	0.00	0.00
District	531.18	53.12	17.52	0.00	601.82	601.82	0.00	0.00
School	525.35	52.54	17.32	0.00	595.21	595.21	0.00	0.00

Docket Year / Num: 2022 / 5567

Tax Year 2022 (Regular)
INVESCON LLC

County	224.35	22.44	31.45	399.77	678.01	678.01	0.00	0.00
District	531.18	53.12	74.46	0.00	658.76	658.76	0.00	0.00
School	525.35	52.54	73.61	0.00	651.50	651.50	0.00	0.00

Docket Year / Num: 2023 / 6488

Tax Year 2023 (Regular)
INVESCON LLC

County	224.35	22.44	31.45	339.77	618.01	618.01	0.00	0.00
District	531.18	53.12	74.46	0.00	658.76	658.76	0.00	0.00
School	525.35	52.54	73.61	0.00	651.50	651.50	0.00	0.00

Docket Year / Num: 2024 / 7935

Tax Year 2024 (Regular)
INVESCON LLC

County	244.51	24.45	30.30	284.98	584.24	0.00	0.00	584.24
District	531.18	53.12	65.70	0.00	650.00	0.00	0.00	650.00
School	525.35	52.54	64.95	0.00	642.84	0.00	0.00	642.84

Docket Year / Num: 2025 / 5409

Tax Year 2025 (Regular)
INVESCON LLC

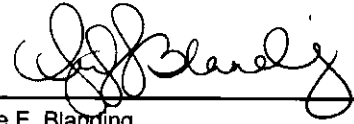
County	264.08	26.41	10.90	196.07	497.46	0.00	0.00	497.46
District	531.18	53.12	21.90	0.00	606.20	0.00	0.00	606.20
School	525.35	52.54	21.65	0.00	599.54	0.00	0.00	599.54

Docket Year / Num: 2026 / 7566

Delinquent Taxes due: \$3,580.28

Figures shown above are good for 30 days from the date of this Certificate.

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to the **DOCKET NUMBERS as shown above, will be marked satisfied** within forty-five (45) days of such payment. Please submit a copy of this Tax Certification with payment.



By: Nicole E. Blanding
Tax Claim Director

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tcbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
528 N 10th St

Owned By: Invescon LLC
314 Elizabeth Dr
Reading, PA 19608

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 **528 N 10th St** is true and correct to the best of my knowledge:

(9) Work Orders (8) Unpaid (1) Paid

(9) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 7/6/2026

Placarded: Unlawful 12/20/2012

Housing Fees Unpaid: \$ 5,540.00

Amount in Collections: \$ 5,150.00

Miscellaneous Fees Unpaid: \$ 5,385.00

Amount in Collections: \$ 3,350.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 21
day of July, 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

(23) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

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

(9) 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

(1) QOL.013 – Storing of Waste Containers

() QOL.014 – Storing of Appliances in Public View

() QOL.015 – Storing of Hazardous Material

(3) 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: 11531761034370
 INVESCON LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 528 N 10TH ST
 READING

Site Location: 528 N 10TH ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 138R - 3 STORY BRICK 2-4
 FAMILY ROW HOME
 Municipality: 11 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year 2026
 Homestead

Actual Land 9,300
 Actual Building 20,000
 Actual Total 29,300

Taxable Land 9,300
 Taxable Building 20,000
 Taxable Total 29,300

Ownership

Owner 1 INVESCON
 LLC
 Owner 2
 Care Of
 Mailing Address 314
 ELIZABETH
 DR
 READING, PA
 19608

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
10/04/2019	\$17,000	00 - VALID SALE		2019	034290

ADDL DEED 1 BK/INST: 4141
 ADDL DEED 1 PAGE: 1857

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

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

Id	Request Type	Description	Address	Date Created
1353335	Structure	complaint; front steps are broken very unsafe	528 N 10th St, Reading, PA, United States	2021-06-03 16:03:04
1432665	Structure	another complaint; front steps are broken, very unsafe	528 N 10th St, Reading, PA, United States	2021-06-04 00:37:00
3357799	Abandoned Property	Building is vacant, has broken windows and the front door was open.	528 N 10th St, Reading, PA, United States	2021-06-04 07:30:54
3551996	Trash Enforcement	The trash is all over the place.	528 N 10th St, Reading, PA, United States	2021-06-04 07:31:13
5058506	Blight Inspection Request	He has a Certification Hearing for a Blighted property, he lost his paperwork and would like to know when it is scheduled.	528 North 10th Street, Reading, PA, USA	2021-06-04 08:18:21
5195237	Property Inspections Scheduling	please call Jack Nieto at 347-739-7155 he needs more time for inspection at 528 n 10th st	528 North 10th Street, Reading, PA, USA	2021-06-04 08:27:44
6339065	Property Maintenance Unpaid Fees Request	cert needed	528 North 10th Street, Reading, PA, USA	2021-06-04 08:28:14
9991533	Illegal Dumping	caller states someone keeps dumping trash on this vacant property	528 North 10th Street, Reading, PA, USA	2021-06-04 09:05:43
12280240	Structure	bricks falling underneath porch on a 2nd floor. very dangerous	528 North 10th Street, Reading, PA, USA	2021-06-04 09:07:31
ZON752	Unpermitted Construction	back yard was Dugged up neighbor is scared her fence and garage wall will fall over she already feels the floor sinking in her garage	528 North 10th Street, Reading, PA, USA	3/16/2026
PMD14707	PMD Unpaid Fees Request	CERT NEEDED	528 North 10th Street, Reading, PA, USA	7/20/2026

Case: 221826

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

Inspection: 346031

Insp Type: N.O.V.

Date: 08/03/2012

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	exterior bldg must be maintained to approved condition -	
120	APT# FLOOR 0 ENTBLD RM#0	PR-305.4	maintain front steps to approved condition	

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

Inspector: CIVITARESE, ANTHONY

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:

Case: 221826

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

Inspection: 349149

Insp Type: N.O.V.

Date: 09/07/2012

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	secure bldg immediately(bakers alley opening at front of bldg & opening to basement from bakers alley) emergency board up order issued	

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

Inspector: CIVITARESE, ANTHONY

Phone: (610)655-6310 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 221826

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

Inspection: 385535

Insp Type: N.O.V.

Date: 10/09/2013

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTFRT RM#0	PR-304.12	repair guard at bakers alley entrance.	

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:

Case: 221826

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 457148

Insp Type: N.O.V.

Date: 02/10/2016

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	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.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	repair damaged front steps to an approved safe condition.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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: 221826

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 459674

Insp Type: N.O.V.

Date: 03/18/2016

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	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.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	repair damaged front steps to an approved safe condition.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 221826

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 507951

Insp Type: N.O.V.

Date: 10/26/2017

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	vacant secure at all times	

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:

Case: 221826

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 605688

Insp Type: N.O.V.

Date: 01/26/2021

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	please contact inspector at 610-655-6466 or email jeffrey.young@readingpa.gov	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior doors and hardware shall be maintained and in good condition.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	remove all peeling paint and seal all exposed wood	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.3	building shall have approved address numbers. must be visible from street and minimum of 4 inches.	

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:

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**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2511-04047**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 11/04/2025****Compliance Deadline: 11/18/2025****Owner: ELIEZER CORNIEL****Mailing Address**

ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

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

528 N 10TH ST
READING, PA 19604

11531761034370

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: NOTE - NOTE

Corrective Action: ANY QUESTIONS CONTACT INSPECTOR SANCHEZ 610-655-2437, CELL 484-955-5251 OR EMAIL ME AT IVAN.SANCHEZ@READINGPA.GOV
WILL RECHECK- 11/18/25 @ 2PM

Compliance Date: 11/18/2025**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: 11/18/2025**Violation: PR-302.1 - EXTERIOR PROPERTY CLEAN & SAFE**

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

Corrective Action: - REMOVE ALL RUBBISH/GARBAGE/DEBRIS FROM PROPERTY**Compliance Date: 11/18/2025**

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.

Sincerely,

Ivan Sanchez
Property Maint. Inspector

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2607-04034**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 07/15/2026****Compliance Deadline: 07/27/2026****Owner: ELIEZER CORNIEL****Mailing Address**

ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

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

528 N 10TH ST
READING, PA 19604

Parcel**11531761034370**

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: 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 referenced on correction order; and
- (c) Violation(s) referenced on correction order for which an extension is being requested.

Compliance Date: 07/27/2026**Violation: PR-106.3 - PROSECUTION OF VIOLATION**

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

Compliance Date: 07/28/2026**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: 07/28/2026**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: 07/28/2026**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: -Properly seal holes in roofline area/facade**Compliance Date: 07/28/2026****Violation: PR-307.1 - GENERAL HANDRAILS & GUARDRAILS**

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2607-04034**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 07/15/2026****Compliance Deadline: 07/27/2026**

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code.

Corrective Action: -Install handrail to front steps**Compliance Date:** 07/28/2026

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Thank you for your cooperation.

Sincerely,

Tanisha Beatty
Property Maint. Inspector