

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

11. 126 Buttonwood, My Flips LLC, owner, , 424 Acorn Lane Reading PA, Purchased 2025

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, find the following conditions exist:

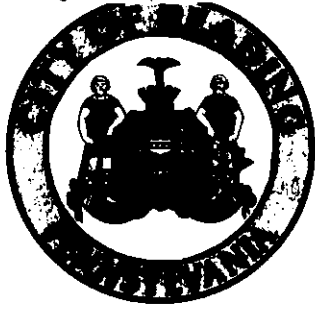
	Determination	Certification
Notice Mailed First Class to Property Owner on	7-1-26	
Notice Posted on Subject Property on	7-4-26	
Delinquent Water	Determination Amount: \$117.09	Certification Amount: \$ Status (water, sewer, trash, recycling fees)
Delinquent Taxes	Amount: N/A	Amount: \$
Electric Utility Status:		
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 7 NoV, 10 Work Orders, Passed Inspection 6\26, \$486 unpaid, 14 QoL Trash, 13 QoL Weeds, 1 QoL indoor furniture outdoors

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**

My Flips LLC
My Flips LLC
Reading, PA 19605

RE: 126 Buttonwood St
Parcel #: 6530773529400

Dear My Flips 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,

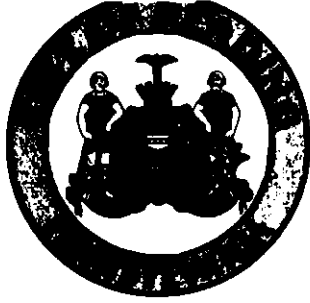
Signed by:

Jamie L. Keith

Jamie L. Keith – BPRC Chair

Linda Kelleher

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**

My Flips LLC
424 Acorn Ave
Reading, PA 19605

RE: 126 Buttonwood St
Parcel #: 06530773529400

Estimado My Flips 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, avisenos con 7 días de anticipación.

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

Atentamente,

Signed by:

Jamie L. 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.

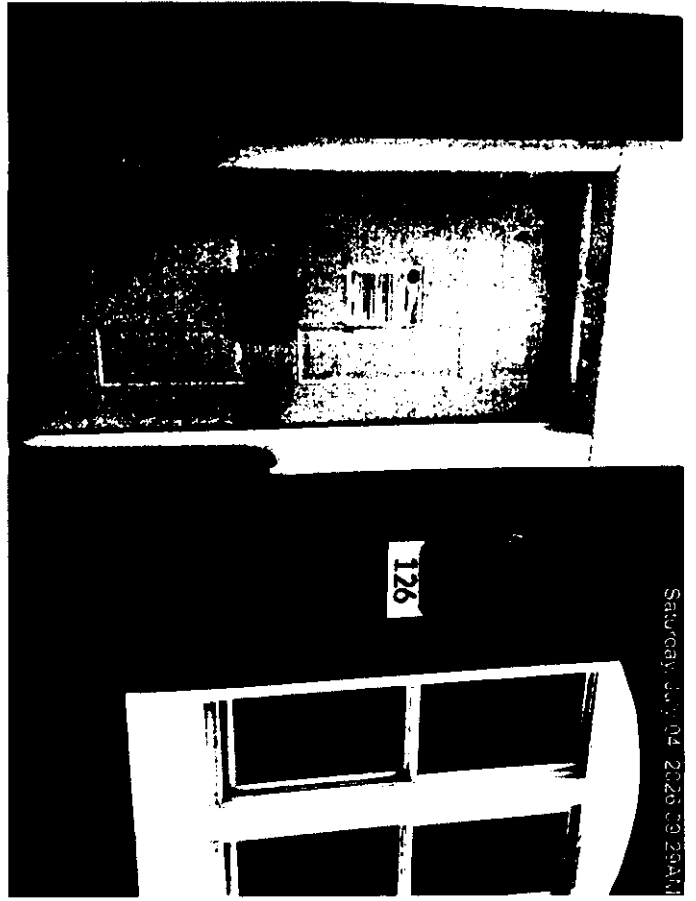
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ 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.

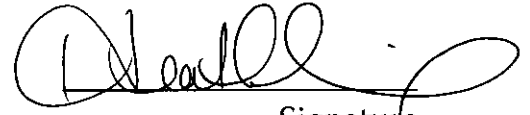
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority 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 126 Buttonwood 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 21 day of July, 2026

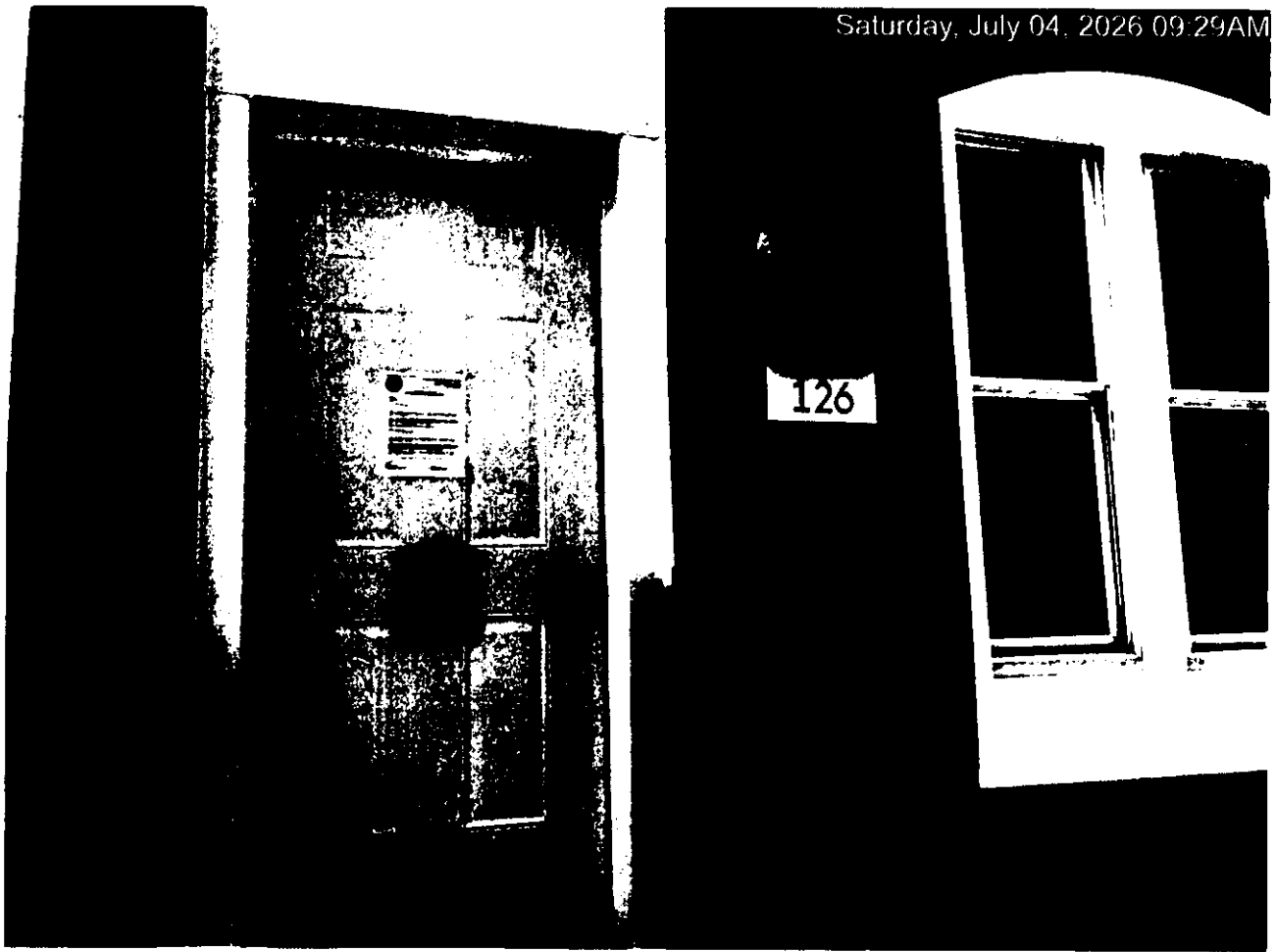
Notary Public



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

Saturday, July 04, 2026 09:29AM



Saturday, July 04, 2026 09:29AM



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

126 Buttonwood St

Owned By: My Flips LLC
424 Acorn Ave
Reading, PA 19605

State of Pennsylvania
County of Berks

Jvana 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 126 Buttonwood St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

\$ 117.09

Date of Last Water Service:

—

Trash/Recycling Delinquent Amount:

—

Sworn to and subscribed before me this 24 day of Jul, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Jvana Santos

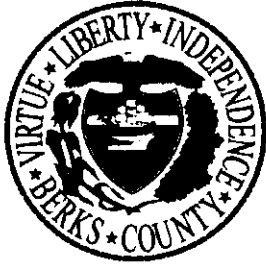
Notary Public:

Linda A. Kelleher

My Commission Expires on

April 17 2028

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



COUNTY OF BERKS, PENNSYLVANIA Tax Claim Bureau

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

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

NICOLE E. BLANDING, Tax Claim Director

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.

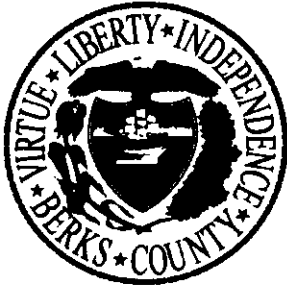
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

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: MY FLIPS LLC
424 ACORN LANE
READING, PA 19605
Location: 126 BUTTONWOOD ST

PIN: 06530773529400
District: CITY OF READING - 06
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
13,400

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year **2020** (Regular)

MORALES EDGARDO A

Docket Year / Num: 2021 / 7858

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
County	102.60	10.26	32.30	765.74	910.90	910.90	0.00	0.00	
District	237.03	23.70	74.48	0.00	335.21	335.21	0.00	0.00	
School	240.26	12.01	71.82	0.00	324.09	324.09	0.00	0.00	

Tax Year **2021** (Regular)

MORALES EDGARDO A

Docket Year / Num: 2022 / 4938

County	102.60	10.26	22.10	148.90	283.86	283.86	0.00	0.00	
District	242.93	24.29	52.00	0.00	319.22	319.22	0.00	0.00	
School	240.26	24.03	51.48	0.00	315.77	315.77	0.00	0.00	

Tax Year **2022** (Regular)

MORALES EDGARDO A

Docket Year / Num: 2023 / 5880

County	102.60	10.26	23.45	514.21	650.52	650.52	0.00	0.00	
District	242.93	24.29	55.24	0.00	322.46	322.46	0.00	0.00	
School	240.26	24.03	54.66	0.00	318.95	318.95	0.00	0.00	

Tax Year **2023** (Regular)

MORALES EDGARDO A

Docket Year / Num: 2024 / 5607

County	102.60	10.26	14.45	206.30	333.61	333.61	0.00	0.00	
District	242.93	24.29	34.00	0.00	301.22	301.22	0.00	0.00	
School	240.26	24.03	33.66	0.00	297.95	297.95	0.00	0.00	

Tax Year **2024** (Regular)

URGENT FIRE AND WATER RESTORATION LLC

Docket Year / Num: 2025 / 5019

County	111.82	11.18	5.52	205.62	334.14	333.87	0.27	0.00	
District	242.93	24.29	12.00	0.00	279.22	279.22	0.00	0.00	
School	240.26	24.03	11.88	0.00	276.17	276.17	0.00	0.00	

There are currently no Delinquent Taxes due as of 7/21/2026

\$0.00

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.


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

126 Buttonwood St

Owned By: My Flips LLC

424 Acorn Ave

Reading, PA 19605

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 **126 Buttonwood St** is true and correct to the best of my knowledge:

(10) Work Orders (10) Unpaid (X) Paid

(7) Notice of Violation – See Attached

Inspection Status:

Passed: 6/23/26

Failed: _____

Placarded: NO

Housing Fees Unpaid: \$ 100.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 386.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

(14) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(13) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

() QOL.013 – Storing of Waste Containers

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

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

() QOL.017 – Storing/Serving Potentially Hazardous Food

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

() QOL.020 – Failure to Obtain Permits in Historic District

() QOL.021 – Satellite Dishes in Public View – Hist. Dist.

() QOL.022 – Failure to Have Licensed Trash Hauler

() QOL.023 – Unregistered Dumpster

Sworn to and subscribed before me this 24
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:

Notary Public:

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public My Commission Expires on:
Berks County
My commission expires April 17, 2028
Commission number 1083043
Member, Pennsylvania Association of Notaries

July 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 06530773529400
MY FLIPS LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
126 BUTTONWOOD ST
READING

Site Location: 126 BUTTONWOOD ST
Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
ONE FAMILY ROW HOME
Municipality: 06 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	4,900
Actual Building	8,500
Actual Total	13,400
Taxable Land	4,900
Taxable Building	8,500
Taxable Total	13,400

Ownership

Owner 1 MY FLIPS LLC
Owner 2
Care Of
Mailing Address 424 ACORN
LANE
READING, PA
19605

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
10/29/2025	\$85,000	00 - VALID SALE	2025033756		

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	Date Created
2351273	Dead animal	reported dead cat on the street in front of 126 Buttonwood St	126 Buttonwood St, Reading, PA 19601, USA	2017-04-07 09:14:40
1853098	Over grown grass and weeds	overgrown weeds and grass they are growing onto her building.	126 Buttonwood Street, Reading, PA, United States	2017-04-07 09:26:58
1853102	Trash Enforcement	trash and weeds on this property	126 Buttonwood Street, Reading, PA, United States	2017-04-07 09:44:10
2617347	Trash Enforcement	trash and weeds at 126 buttonwood	126 Buttonwood Street, Reading, PA, United States	2017-04-07 09:44:43
11528246	Unsecured/Open Property	UNSECURED WINDOW THAT CAN BE ACCESSED THROUGH BREEZEWAY. REAR DOOR IS UNLOCKED.	126 Buttonwood Street, Reading, PA, USA	2017-04-07 09:50:52
12673083	Property Maintenance Unpaid Fees Request	cert needed	126 Buttonwood Street, Reading, PA, USA	2017-04-07 09:57:35
14891110	Property Maintenance Unpaid Fees Request	CERT NEEDED	126 Buttonwood Street, Reading, PA, USA	2017-04-07 10:02:53
PMD9747	PMD Unpaid Fees Request	CERT NEEDED	126 Buttonwood Street, Reading, PA, USA	10/1/2025
PMD12384	Curb/Sidewalk Repair Enforce	there is an abandoned property where they have the sidewalk open, they broke open the sidewalk but never came back to fix it and it is a safety hazard. It has been that way for months now. People have to walk in the street around the sidewalk because you can't walk on it.	126 Buttonwood Street, Reading, PA, USA	3/27/2026
SW9526	Recycling Bin Needed	1 BIN	126 Buttonwood Street, Reading, PA, USA	4/15/2026
PMD14150	PMD Unpaid Fees Request	CERT NEEDED	126 Buttonwood Street, Reading, PA, USA	6/18/2026
PMD14448	Property Inspection Scheduling	they received a letter stating the house is blighted and condemned. They do not know what is going on because they just got their housing registration done and the home is completely renovated. Please call him	126 Buttonwood Street, Reading, PA, USA	7/6/2026

Case: 201738

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

Inspection: 531413

Insp Type: N.O.V.

Date: 08/14/2018

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

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
1	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-655-6460 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	): All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Weeds and high plant growth is required to be cut, properly disposed of and maintained on entire property.	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Must clean up and remove trash, rubbish from entire property area properly dispose of and maintain. Work order issued to abate QOL violations. 1597621-05.25.2018 1594569-05.09.2018 1546856-09.22.2017	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	Eliminate recyclable material	CITED

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 1 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 201738

Inspection: 531413

Insp Type: N.O.V.

Date: 08/14/2018

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

Property Information:

# of Commercial Units:	0
# of Units:	2
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

1	APT# FLOOR 0 EXREAR RM#0	PR-108.2	The structure is found to be vacant & open/unsecure, the premises may be closed and secured by any available public agency or private persons & the cost thereof shall be charged against the real estate where the structure is located.	CITED
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	Owner of premises shall maintain exterior property area and structure in compliance with Code Requirements	CITED
1	APT# FLOOR 0 EXREAR RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	CITED
1	APT# FLOOR 0 EXREAR RM#0	PR-304.18	Word order was issue On 08.13.2018 to secure open basement hatchway door.	CITED

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 201738

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 553558

Insp Type: N.O.V.

Date: 07/10/2019

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
 Address: 334 N 2ND ST
 READING PA 19601-

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
1	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-655-6460 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.2	Owner of premises shall maintain exterior property area and structure in compliance with Code Requirements	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	): All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Weeds and high plant growth is required to be cut, properly disposed of and maintained on entire property.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	Replace all damaged exterior surfaces, repair any other and apply protective treatment as required by code	

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Case: 201738

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 553558

Insp Type: N.O.V.

Date: 07/10/2019

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A

Address: 334 N 2ND ST

READING PA 19601-

Property Information:

of Commercial Units: 0

of Units: 2

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

1	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Must clean up and remove trash, rubbish from entire property area properly dispose of and maintain. Work order issued to abate QOL violations. 1597621-05.25.2018 1594569-05.09.2018 1546856-09.22.2017	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	Eliminate recyclable material	OPEN

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 201738

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 584182

Insp Type: N.O.V.

Date: 07/15/2020

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
 Address: 334 N 2ND ST
 READING PA 19601-

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
1	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-655-2636 or email guido.marteReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.2	Owner of premises shall maintain exterior property area and structure in compliance with Code Requirements	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	): All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Weeds and high plant growth is required to be cut, properly disposed of and maintained on entire property.	OPEN
10	APT# FLOOR 0 ALLEXT RM#0	PR-304.10	Repair front steps	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	Replace all damaged exterior surfaces, repair any other and apply protective treatment as required by code	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Case: 201738

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

Inspection: 584182

Insp Type: N.O.V.

Date: 07/15/2020

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

Property Information:

of Commercial Units: 0
of Units: 2
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Repair roof and drainage	
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Must clean up and remove trash, rubbish from entire property area properly dispose of and maintain. Work order issued to abate QOL violations. 1597621-05.25.2018 1594569-05.09.2018 1546856-09.22.2017	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	Eliminate recyclable material	OPEN

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 201738

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 584490

Insp Type: N.O.V.

Date: 07/29/2020

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
 Address: 334 N 2ND ST
 READING PA 19601-

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
1	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-655-2636 or email guido.marteReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance.	
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.2	Owner of premises shall maintain exterior property area and structure in compliance with Code Requirements	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-301.3	Vacant structures & land shall be maintained in a clean, safe, sanitary and secure condition so as not to cause a blighting problem or adversely affect the public health or safety.	OPEN
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	); All exterior property and premises shall be maintained in a clean, safe & sanitary condition.	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	Weeds and high plant growth is required to be cut, properly disposed of and maintained on entire property.	CITED
10	APT# FLOOR 0 ALLEXT RM#0	PR-304.10	Repair front steps	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	Replace all damaged exterior surfaces, repair any other and apply protective treatment as required by code	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 1 of 2

FCE067

Case: 201738

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

Inspection: 584490

Insp Type: N.O.V.

Date: 07/29/2020

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

Property Information:

# of Commercial Units:	0
# of Units:	2
# of Rooms:	0
Owner Occupied Unit?	N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Repair roof and drainage	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	Must clean up and remove trash, rubbish from entire property area properly dispose of and maintain. Work order issued to abate QOL violations. 1597621-05.25.2018 1594569-05.09.2018 1546856-09.22.2017	CITED
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.3.4	Eliminate recyclable material	OPEN

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 201738

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649730

Insp Type: N.O.V.

Date: 06/07/2023

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

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
30	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions please contact me at : rashida.suber@readingpa.gov; if you need more time.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	must install steps leading to porch- 4 or more assisted handrail is required; porch must be capable of supporting imposed load	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.12	must install guardrail on and around porch	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	must scrape peeling paint	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	must repair flashing on roof to approved condition; rotted wood is exposed	

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

Inspector: SUBER, RASHIDA

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: 201738

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

Inspection: 649734

Insp Type: N.O.V.

Date: 08/10/2023

Address: 126 BUTTONWOOD ST, READING 19601-

Owner Information:

Name: MORALES EDGARDO A
Address: 334 N 2ND ST
READING PA 19601-

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
30	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions please contact me at : rashida.suber@readingpa.gov; if you need more time.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	must install steps leading to porch- 4 or more assisted handrail is required; porch must be capable of supporting imposed load	CITED
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.12	must install guardrail on and around porch	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	must scrape peeling paint	CITED
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	must repair flashing on roof to approved condition; rotted wood is exposed	

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

Inspector: SUBER, RASHIDA

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:

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Thank you for your cooperation.

Approved By:

Date/Time:

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2505-01877**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/14/2025****Compliance Deadline: 05/14/2025****Owner: URGENT FIRE AND WATER RESTORATION LLC****Mailing Address**

URGENT FIRE AND WATER RESTORATION LLC
126 BUTTONWOOD ST
READING, PA 19601

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

126 BUTTONWOOD ST
READING, PA 19601

06530773529400

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: 308-102 - HOUSING REGISTRATION REQUIRED

Owners of residential and mixed-use parcels are required to apply for and renew a housing registration issued by the City of Reading Property Maintenance Division per the procedure established by this code and policies created hereunder.

Compliance Date: 09/24/2025**Violation: 308-112 - FAILURE TO APPLY FOR HOUSING REGISTRATION**

It shall be unlawful for the owner of any property to fail to apply for housing registration as required.

Compliance Date: 09/24/2025**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: 05/14/2025**Violation: PR-301.1 - SCOPE**

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

Corrective Action: exterior of property is to be maintained**Compliance Date: 09/24/2025****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: must cut and maintain high grass and weeds in rear of property**Compliance Date: 09/24/2025****Violation: PR-304.2 - PROTECTIVE TREATMENT**

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2505-01877**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/14/2025****Compliance Deadline: 05/14/2025**

and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Corrective Action: must scrap peeling paint**Compliance Date:** 09/24/2025**Violation: PR-304.2 - PROTECTIVE TREATMENT**

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

Corrective Action: must repair porch to approved conditions**Compliance Date:** 09/24/2025

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,

Rashida Suber
Property Maint. Inspector