

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

13. 827 Church St., Ivan P Durham, owner, 827 Church St., Reading PA, Purchased 1999

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	7-1-26	
Notice Posted on Subject Property on	7-4-26	
Delinquent Water	Amount: \$21785.21	Status Off 12\12 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: 13 NoV, 2 Work Order, \$6358.50 unpaid, 16 QoL Trash, 13 QoL Weeds, 3 QoL Nuisance Vehicle, 2 QoL indoor furniture outdoors

Property Maintenance Condition Certification: 9 QoL Nov, Failed Inspection 3-25, \$465 unpaid, 4 QoL Trash, 7 QoL Weeds



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Ivan P Durham
Ivan P Durham
Reading, PA 19601

RE: 827 Church St
Parcel #: 14530759842901

Dear Ivan P Durham,

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 - 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**

Ivan P Durham
827 Church St
Reading, PA 19601

RE: 827 Church St
Parcel #: 014530759842901

Estimado Ivan P Durham,

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.

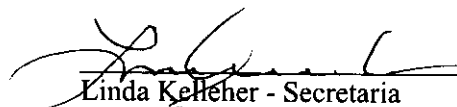
Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:



Jamie Lee 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.

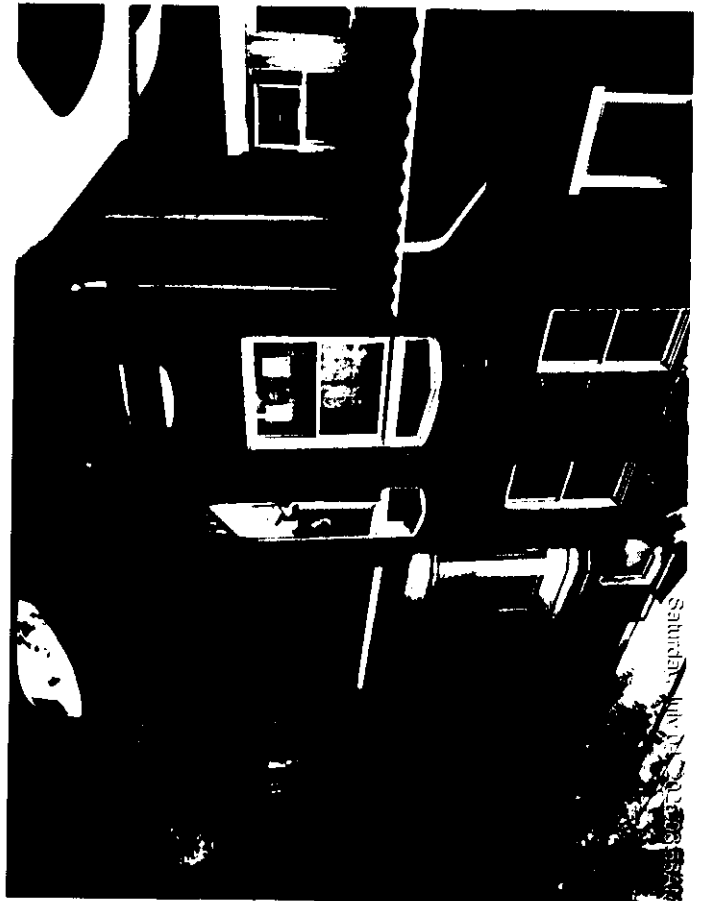
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ 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.

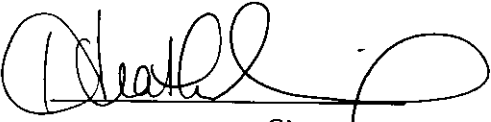
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority 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 827 Church 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

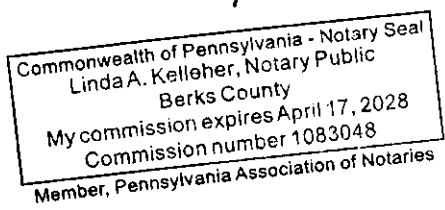
State of Pennsylvania
County of Berks

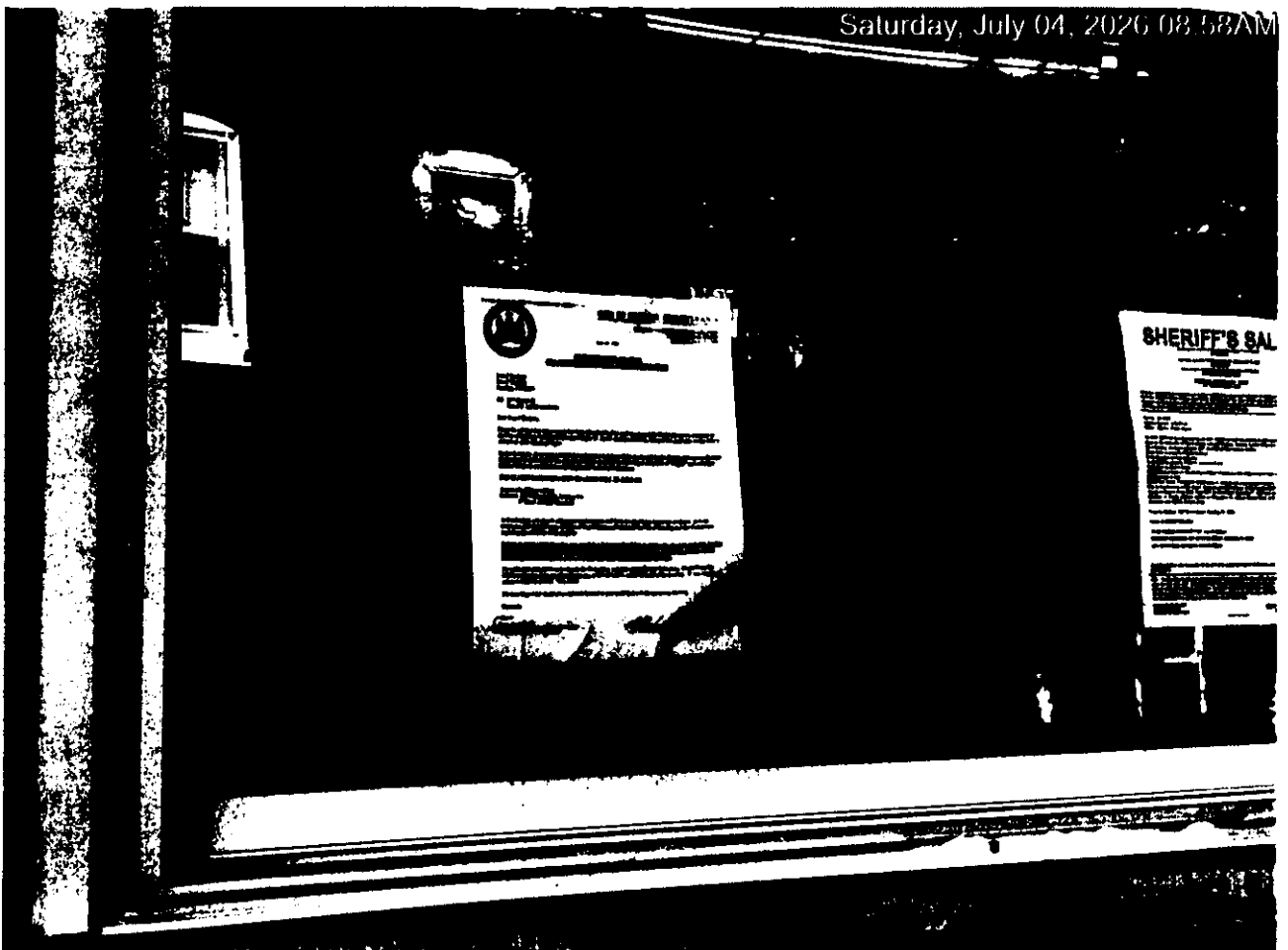
Subscribed and sworn or affirmed before me on this 21 day of July,
2026

Notary Public



Commission Expires on April 17 2028





Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

827 Church St

Owned By: Ivan P Durham
827 Church St
Reading, PA 19601

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 827 Church St is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

\$ 21,785.21

Date of Last Water Service:

12/4/12

Trash/Recycling Delinquent Amount:

—

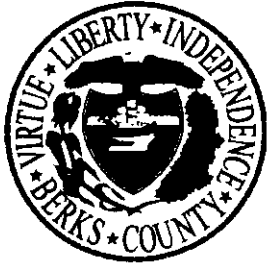
Sworn to and subscribed before me this 24 day of Aug, 2006 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Notary Public:

Juana Santos
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

[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: DURHAM IVAN P
827 CHURCH ST
READING, PA 19601-2219
Location: 827 CHURCH ST

PIN: 14530759842901

District: CITY OF READING - 14

School District: READING

Description: 2 STORY BRICK/MASONRY

Current A.V.
38,000

Deed Book / Page
3124 / 2314

CERTIFICATE OF DELINQUENT TAXES

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

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
827 Church St

Owned By: Ivan P Durham
827 Church St
Reading, PA 19601

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **827 Church St** is true and correct to the best of my knowledge:

(2) Work Orders (2) Unpaid (0) Paid

(13) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 6,358.50

Amount in Collections: \$ 2,720.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 24
day of July, 2024 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
Lehigh County
My commission expires April 17, 2028
Commission number: 667442
Member, Pennsylvania Association of Notaries

Notary Public:

My Commission Expires on:

April 17 2028

(13) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

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

(13) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

(3) QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() 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.

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

() QOL.023 – Unregistered Dumpster

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 14530759842901
 DURHAM IVAN P

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 827 CHURCH ST
 READING

Site Location: 827 CHURCH ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 14 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	12,000
Actual Building	26,000
Actual Total	38,000
Taxable Land	12,000
Taxable Building	26,000
Taxable Total	38,000

Ownership

Owner 1 DURHAM IVAN
 P
 Owner 2
 Care Of
 Mailing Address 827 CHURCH
 ST
 READING, PA
 19601
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
09/14/1999	\$32,860	00 - VALID SALE		3124	2314

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 #:

Id	Request Type	Description	Address	Date Created
1663520	Trash Enforcement	TRASH IN YARD. ABANDONED PROPERTY VACANT.	827 Church Street, Reading, PA, United States	2022-11-21 08:35:59
1663527	Over grown grass and weeds	HIGH GRASS. ABANDONED PROPERTY VACANT. BIG RATS.	827 Church Street, Reading, PA, United States	2022-11-21 08:36:27
4545419	Roofs/Drainage	The drainage is messed up and when it rains it affects her house. The house has been vacant for years and its a mess. The rain spout is what I think she is talking about. The fence is damaged as well in the back.	827 Church Street, Reading, PA, USA	2022-11-21 08:37:28
4892470	Property Maintenance Issues	hole in the neighbors part of the fence that is causing animals to crawl into callers yard. also in the bakers alley there is a leak. owner wants to know whos responsibility it would like to fix it, the owner or the neighbor.	827 Church Street, Reading, PA, USA	2022-11-21 08:37:54
6134388	Trash Enforcement	complaint about trash in rear of property	827 Church Street, Reading, PA, USA	2022-11-21 08:38:12
6134399	Over grown grass and weeds	complaint about over grown weeds in rear	827 Church Street, Reading, PA, USA	2022-11-21 08:43:08
6134441	Infestation	mice infestation	827 Church Street, Reading, PA, USA	2022-11-21 08:48:24
6187913	Trash Enforcement	Back yard is full of trash. Vacant property and it has become a nuisance. There are snakes, mice running thru there.	827 Church Street, Reading, PA, USA	2022-11-21 09:05:03
6187931	Tree Trimming Private Property	Over grown tree and bushes going over the house already. Since the house is vacant nobody is taking care of it and its affecting his house next door at 825 Church.	827 Church Street, Reading, PA, USA	2022-11-21 09:05:49
6187943	Unsecured/Open Property	Broken window in the back and he says he has seen kids getting in the vacant property, He is concerned someone will light a match and burn it down. Would like it secured in the back.	827 Church Street, Reading, PA, USA	2022-11-21 09:21:14

11627479	Property Maintenance Issues	Neighbor at 829 church having major issues that have gone on for many years. massive amounts of trash continuously being thrown in the backyard, bags full. Other issues the fence has been broken would like it to be secured all types of people are coming in and out of there, windows are busted some are boarded but not all people getting in the house. Neighbor says she believes the owner passed away but, the kids are still paying the taxes.	827 Church Street, Reading, PA, USA	2022-11-21 09:45:23
12037643	Property Maintenance Issues	See SR 11627479 neighbor at 829 church is still having major issues she is extremely concerned because there are snakes coming out of the trash, and excessively high weeds. Is very concerned she understands that a violation was issued but that does not help her.	827 Church Street, Reading, PA, USA	2022-11-21 09:45:31
12471664	Trash Enforcement	Trash all over the backyard, mice running around the yard, trees over grown. The house has been vacant for a long time and the property has not been taken care of. The roof of the house is falling and she is concerned about the structure of the house. She would like a Spanish speaker to call her.	827 Church Street, Reading, PA, USA	2022-11-21 09:48:36
PMD9510	Abandoned Property	This property has been vacant for years; owner is nowhere to be found. The property is full of trash; animals are getting into her property due to this house. When it rains all the water comes down to her house and getting in thru the back. They have a huge tree in the back that is coming over to the sides and becoming a problem. The closest address to getting ahold of owner that was found is 33 Northrup Dr, Brick, NJ, 08724 The county shows he lives at this address below, but he does not.	827 Church Street, Reading, PA, USA	9/16/2025
PMD12226	Abandoned Property	This property has been vacant for years; owner is nowhere to be found. The property is full of trash; animals are getting into her property due to this house. When it rains all the water comes down to her house and getting in thru the back. They have a huge tree in the back that is coming over to the sides and becoming a problem. there is bat inside the property...	827 Church Street, Reading, PA, USA	3/19/2026

Case: 216341

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

Inspection: 485398

Insp Type: N.O.V.

Date: 01/23/2017

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST

READING PA 19601-2219

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ALLEXT RM#0	NOTE	Citation will follow upon failure to comply with notice of violation	
30	APT# FLOOR 0 EXREAR RM#0	PR-302.7	Repair or replace all damaged sections of the fence in rear yard by approved methods	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove all rubbish from the rear yard by approved methods (trees, garbage).	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install new downspout to properly drain rain water away from the building by approved methods	

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: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 485405

Insp Type: N.O.V.

Date: 02/03/2017

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P
Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ALLEXT RM#0	NOTE	Citation will follow upon failure to comply with notice of violation	
5	APT# FLOOR 0 EXREAR RM#0	PR-302.1	Exterior property shall be maintained in a clean, safe and sanitary conditions.	CITED
30	APT# FLOOR 0 EXREAR RM#0	PR-302.7	Repair or replace all damaged sections of the fence in rear yard by approved methods	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove all rubbish from the rear yard by approved methods (trees, garbage).	CITED
30	APT# FLOOR 0 EXTERT RM#0	PR-304.7	Install new downspout to properly drain rain water away from the building by approved methods	

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:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 485406

Insp Type: N.O.V.

Date: 02/28/2017

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P
Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ALLEXT RM#0	NOTE	Citation will follow upon failure to comply with notice of violation	
5	APT# FLOOR 0 EXREAR RM#0	PR-302.1	Exterior property shall be maintained in a clean, safe and sanitary conditions.	CITED
30	APT# FLOOR 0 EXREAR RM#0	PR-302.7	Repair or replace all damaged sections of the fence in rear yard by approved methods	CITED
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove all rubbish from the rear yard by approved methods (trees, garbage).	CITED
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install new downspout to properly drain rain water away from the building by approved methods	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:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 529443

Insp Type: N.O.V.

Date: 07/20/2018

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
20	APT# FLOOR 0 EXREAR RM#0	PR-304.7	replace rusted gutters on rear of property	
10	APT# FLOOR 0 EXTFRT RM#0	NOTE	email shawn.weitzel@readingpa.gov or call number below for any questions or concerns	
20	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	install missing downspout on right side of building.	

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Case: 216341

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

Inspection: 529463

Insp Type: N.O.V.

Date: 08/17/2018

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
20	APT# FLOOR 0 EXREAR RM#0	PR-304.7	replace rusted gutters on rear of property	CITED
10	APT# FLOOR 0 EXTFRT RM#0	NOTE	email shawn.weitzel@readingpa.gov or call number below for any questions or concerns	
20	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	install missing downspout on right side of building.	CITED

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 x

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OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 535307

Insp Type: N.O.V.

Date: 09/25/2018

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 EXREAR RM#0	NOTE	email shawn.weitzel@readina.gov or call number below for any questions or concerns	
5	APT# FLOOR 0 EXREAR RM#0	PR-302.4	cut high grass and weeds on property	
30	APT# FLOOR 0 EXREAR RM#0	PR-302.7	repair broken fence, pieces are missing	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.6	reseal holes and cracks in exterior walls in bakers alleyway	

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 536017

Insp Type: N.O.V.

Date: 10/03/2018

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST

READING PA 19601-2219

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? Y

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 EXREAR RM#0	NOTE	email shawn.weitzel@readina.gov or call number below for any questions or concerns	
5	APT# FLOOR 0 EXREAR RM#0	PR-302.4	cut high grass and weeds on property	CITED
30	APT# FLOOR 0 EXREAR RM#0	PR-302.7	repair broken fence, pieces are missing	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.6	reseal holes and cracks in exterior walls in bakers alleyway	

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

Inspector: WEITZEL, SHAWN

Phone: (610)655-6252 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 551355

Insp Type: N.O.V.

Date: 06/07/2019

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	cut and maintain all high grass/weeds in excess of 6 inches on property.	
1	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	remove all trash and rubbish from property.	
1	APT# FLOOR 0 ENTBLD RM#0	NOTE	please contact inspector at 610-655-6466 or email Jeffrey.Young@readingpa.gov SR#6187943	
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	All vacant structures or vacant land shall be maintain in a clean safe and secure condition.	
1	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	All doors and windows shall provide security to the property.	

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:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 551357

Insp Type: N.O.V.

Date: 06/11/2019

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
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This is to certify that a property inspection has been performed by:

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

FCE067

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 636698

Insp Type: N.O.V.

Date: 08/12/2022

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 EXREAR RM#0	NOTE	any questions contact inspector Rodriguez at alexia.rodriguez@readingpa.gov or 610-371-7780. extensions can be provided upon receiving documentation. recheck 8/26/22 at 2:45pm	
10	APT# FLOOR 0 EXREAR RM#0	PR-302.10	trim and maintain tree in rear	
10	APT# FLOOR 0 EXREAR RM#0	PR-302.4	cut and maintain all high grass/weeds on property.	

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

Inspector: RODRIGUEZ RODRIGUEZ, ALEXIA

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:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 639195

Insp Type: N.O.V.

Date: 09/29/2022

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P

Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
APT#	FLOOR 0 EXREAR RM#0	NOTE	any questions contact inspector Rodriguez at alexia.rodriguez@readingpa.gov or 610-371-7780. extensions can be provided upon receiving documentation. recheck 8/26/22 at 2:45pm	
APT#	FLOOR 0 EXREAR RM#0	PR-302.10	trim and maintain tree in rear	
APT#	FLOOR 0 EXREAR RM#0	PR-302.4	cut and maintain all high grass/weeds on property.	

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

Inspector: RODRIGUEZ RODRIGUEZ, ALEXIA

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:

Case: 216341

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 639268

Insp Type: N.O.V.

Date: 09/30/2022

Address: 827 CHURCH ST, READING 19601-

Owner Information:

Name: DURHAM IVAN P
Address: 827 CHURCH ST
READING PA 19601-2219

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 EXREAR RM#0	NOTE	any questions contact inspector Rodriguez at alexia.rodriguez@readingpa.gov or 610-371-7780. extensions can be provided upon receiving documentation. recheck 8/26/22 at 2:45pm	
10	APT# FLOOR 0 EXREAR RM#0	PR-302.10	trim and maintain tree in rear	CITED
10	APT# FLOOR 0 EXREAR RM#0	PR-302.4	cut and maintain all high grass/weeds on property.	CITED

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

Inspector: RODRIGUEZ RODRIGUEZ, ALEXIA

Phone: (610)371-7780 x

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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-2605-02581**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 05/28/2026****Compliance Deadline: 07/08/2026****Owner: DURHAM IVAN P****Mailing Address**

DURHAM IVAN P
827 CHURCH ST
READING, PA 19601-2219

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

827 CHURCH ST
READING, PA 19601

Parcel

14530759842901

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 maintain high grass/weeds and overgrown tree branches from rear.

Compliance Date: 07/08/2026

Violation: PR-304.7 - ROOFS AND DRAINAGE

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Corrective Action: Please repair or replace the downspout in the front of the property to an approved condition. Must connect to the gutter and all other pieces of the downspout.

Compliance Date: 07/08/2026

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Thank you for your cooperation.



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2605-02581**

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

Date Case Established: **05/28/2026**

Compliance Deadline: **07/08/2026**

Sincerely,

Eduardo Alvarez
Property Maint. Inspector