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

18. 142 Elm St., Roamke Real Properties LLC owner, 1000 Grand Concourse Bronx NY, 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 oof 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	

	Determination		**Certification**	
Delinquent Water	Amount: $136.30	Status On (water, sewer, trash, recycling fees)	Amount: $	Status
Delinquent Taxes	Amount: N/A		Amount: $	

Electric Utility Status: _____

Gas Utility Status: _____

Building Trades Condition Determination: _____

_____

Building Trades Condition Certification: _____

_____

Property Maintenance Condition Determination: 3 NoV, $365 unpaid, 1 QoL Trash, 2 QoL Weeds

Property Maintenance Condition Certification:

18

Docusign Envelope ID: 60327106-91C5-8A9D-81DF-CFD88BF17CA7

CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING
REGARDING POTENTIALLY BLIGHTED PROPERTY

Roamke Real Properties LLC
Roamke Real Properties LLC
Bronx, NY 10451

RE: 142 Elm St
Parcel #: 6530773610864

Dear Roamke Real Properties 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 – BPRC Chair

Linda Kelleher - Secretary

Docusign Envelope ID: 60327106-91C5-8A9D-81DF-CFD88BF17CA7

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

Roamke Real Properties LLC
1000 Grand Concourse
Bronx, NY 10451

RE: 142 Elm St
Parcel #: 06530773610864

Estimado Roamke Real Properties 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 Leek Keith
Jamie L. Keith – BPRC Presidente

Linda Kelleher - Secretaria

142 Elm St, owned by Roamke Real Properties LLC

☐ 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.

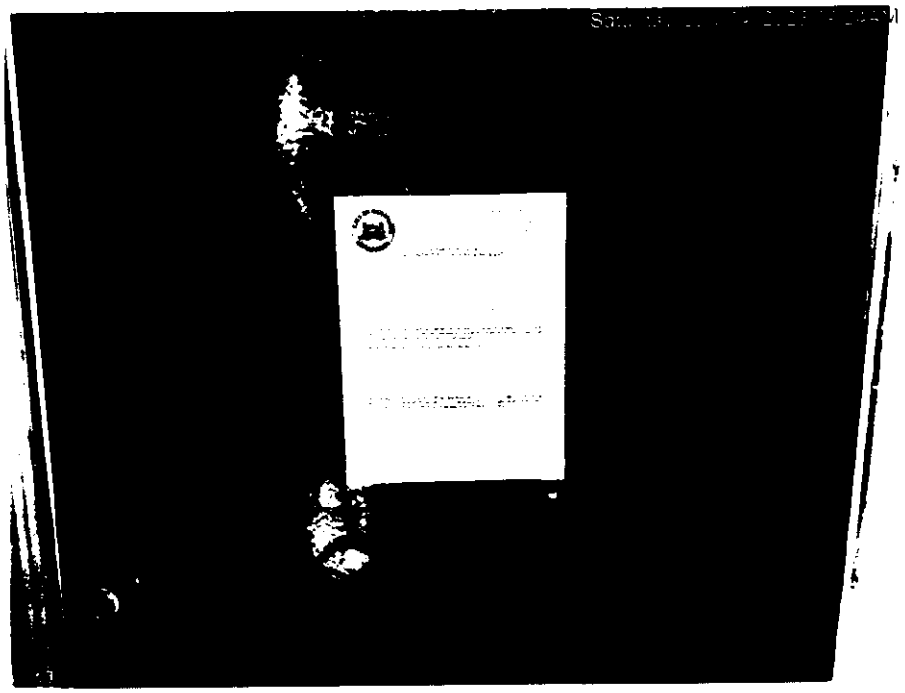
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

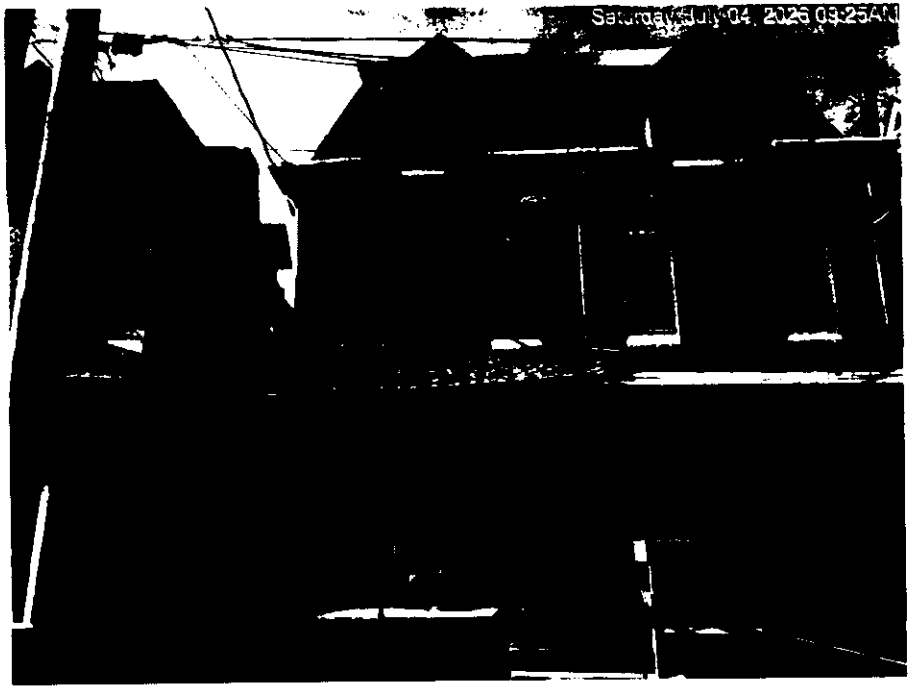
☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

☐ 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.




Saturday July 04, 2026 09:25AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 142 Elm 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

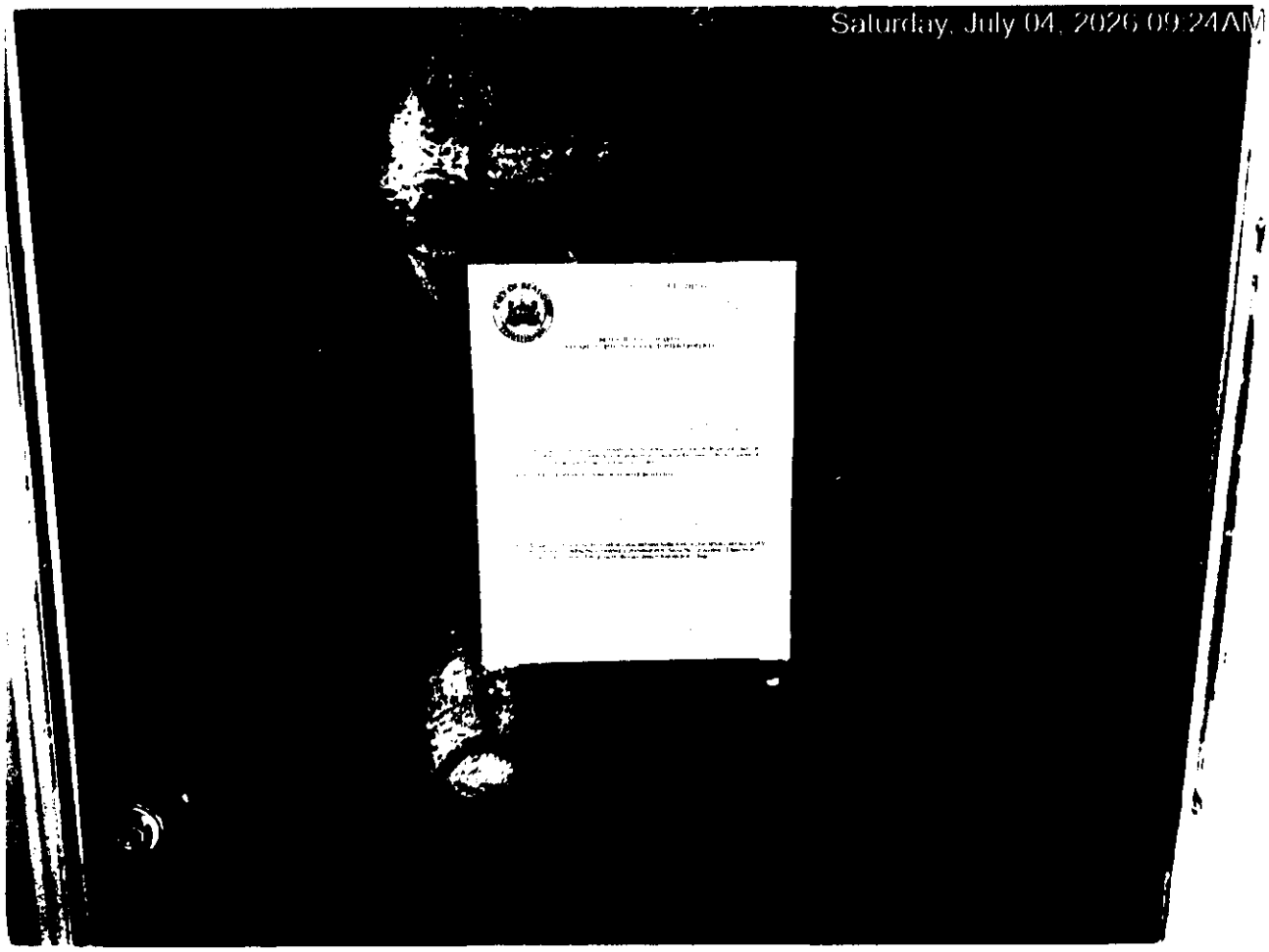
Subscribed and sworn or affirmed before me on this 24 *day of* July, 20 26

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 09:25AM


Saturday, July 04, 2026 09:24AM

Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

142 Elm St

Owned By: Roamke Real Properties LLC
1000 Grand Concourse
Bronx, NY 10451

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 142 Elm St is true and correct to the best of my knowledge:

Water service status: ON

Delinquent Water Amount: $136.30

Date of Last Water Service: —

Trash/Recycling Delinquent Amount: —

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

Signature of Affiant: Juana Santos

Notary Public:

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

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: ROAMKE REAL PROPERTIES LLC
1000 GRAND CONCOURSE
APT 9B
BRONX, NY 10451
Location: 142 ELM ST

PIN: 06530773610864
District: CITY OF READING - 06
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
25,700

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year **2018** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2019 / 06137

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance	3rd P.
County	196.78	19.68	8.26	292.40	517.12	517.12	0.00	0.00	
District	454.61	45.46	19.13	0.00	519.20	519.20	0.00	0.00	
School	460.80	46.08	19.38	0.00	526.26	526.26	0.00	0.00	

Tax Year **2019** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2020 / 8454

County	196.78	19.68	14.71	224.37	455.54	455.54	0.00	0.00	
District	454.61	45.46	34.01	0.00	534.08	534.08	0.00	0.00	
School	460.80	46.08	34.46	0.00	541.34	541.34	0.00	0.00	

Tax Year **2020** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2021 / 7867

County	196.78	19.68	15.12	302.74	534.32	534.32	0.00	0.00	
District	454.61	45.46	35.02	0.00	535.09	535.09	0.00	0.00	
School	460.80	23.04	35.16	0.00	519.00	519.00	0.00	0.00	

Tax Year **2021** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2022 / 4946

County	196.78	19.68	24.30	388.11	628.87	628.87	0.00	0.00	
District	465.92	46.59	57.57	0.00	570.08	570.08	0.00	0.00	
School	460.80	46.08	56.98	0.00	563.86	563.86	0.00	0.00	

Tax Year **2022** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2023 / 5887

County	196.78	19.68	27.54	391.17	635.17	633.13	2.04	0.00	
District	465.92	46.59	65.28	0.00	577.79	577.79	0.00	0.00	
School	460.80	46.08	64.60	0.00	571.48	571.48	0.00	0.00	

Tax Year **2023** (Regular)
FARLEY JEAN VERONICA — Docket Year / Num: 2024 / 5614

County	196.78	19.68	8.10	240.05	464.61	462.57	2.04	0.00	
District	465.92	46.59	19.20	0.00	531.71	531.71	0.00	0.00	
School	460.80	46.08	19.00	0.00	525.88	525.88	0.00	0.00	

Tax Year **2024** (Regular)
FARLEY JEAN VERONICA

County	214.47	21.45	0.00	45.00	280.92	280.92	0.00	0.00	
District	465.92	46.59	0.00	0.00	512.51	512.51	0.00	0.00	
School	460.80	46.08	0.00	0.00	506.88	506.88	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 fourty-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
142 Elm St

Owned By: Roamke Real Properties LLC
1000 Grand Concourse
Bronx, NY 10451

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 **142 Elm St** is true and correct to the best of my knowledge:

(Ø) Work Orders (Ø) Unpaid (Ø) Paid
(3) Notice of Violation – See Attached
Inspection Status:
Passed: N/A Failed: N/A
Placarded: NO
Housing Fees Unpaid: $ 190.00
Amount in Collections: $ Ø
Miscellaneous Fees Unpaid: $ 175.00
Amount in Collections: $ Ø

(___) CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

(1) QOL.001 – Accumulation of Trash
(___) QOL.002 – Animal Maintenance and Waste
(___) QOL.003 – Disposal of Trash/Rubbish
(2) 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
(___) 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. Kuliehr, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

My Commission Expires on: April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 06530773610864
ROAMKE REAL PROPERTIES LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
142 ELM ST
READING

Site Location:	142 ELM ST
Description:	3 STORY BRICK/MASONRY
Land Use Code:	163 - 3 STORY 1/2 DOUBLE STONE/BRICK 1 FAMILY
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	5,600
Actual Building	20,100
Actual Total	25,700
Taxable Land	5,600
Taxable Building	20,100
Taxable Total	25,700

Ownership

Owner 1	ROAMKE REAL PROPERTIES LLC
Owner 2	
Care Of	
Mailing Address	1000 GRAND CONCOURSE BRONX, NY 10451
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
05/27/2025	$50,000	00 - VALID SALE	2025015567		

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
1806046	Tree Trimming Private Property	Tree is old and out of control. Is causing damage to other houses. The limbs are hanging over wires.	142 Elm Street, Reading, PA, United States	2018-03-14 14:44:48
PMD727	Abandoned Property	DISTRCIT 6 - MDJ 23-1-05 nuisance property- dilapidated - vacant - safety concerns - vermin-rodents - delinquent taxes-. damaging adjacent property.	142 Elm Street, Reading, PA, United States	4/23/2024
PMD7096	PMD Unpaid Fees Request	CERT NEEDED	142 Elm Street, Reading, PA, United States	5/20/2025

City of Reading
Property Maintenance Division
Inspection Report

Case: 225784

Inspection: 472522

Insp Type: N.O.V.

Date: 08/10/2016

Address: 142 ELM ST, READING 19601-

Owner Information:

Name: FARLEY JEAN VERONICA
Address: 142 ELM ST
READING PA 19601-2937

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
30	APT# FLOOR 0 EXREAR RM#0	PR-302.10	Tree in rear property must be trimmed and shall be maintained in approved conditions. Low branches and limbs by rear alley, branches over power lines.	

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:

FCE067

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

Thank you for your cooperation.

Approved By: Date/Time:

City of Reading
Property Maintenance Division
Inspection Report

Case: 225784

Inspection: 472523

Insp Type: N.O.V.

Date: 09/12/2016

Address: 142 ELM ST, READING 19601-

Owner Information:

Name: FARLEY JEAN VERONICA
Address: 142 ELM ST
READING PA 19601-2937

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
30	APT# FLOOR 0 EXREAR RM#0	PR-302.10	Tree in rear property must be trimmed and shall be maintained in approved conditions. Low branches and limbs by rear alley, branches over power lines.	CITED

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:

FCE067

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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-2404-00281**

Case Type: RPA - Code Case Property Maintenance

Date Case Established: 04/24/2024

Compliance Deadline: 07/31/2025

Owner: ROAMKE REAL PROPERTIES LLC

Mailing Address

ROAMKE REAL PROPERTIES LLC
1000 GRAND CONCOURSE 9B
BRONX, NY 10451

Notice of Violation for the following location:

Address	Parcel
142 ELM ST READING, PA 19601	**06530773610864**

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: 07/31/2025

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: 08/21/2025

Violation: 308-103 - APPLICATION FOR HOUSING REGISTRATION
Applications for housing registration shall be made in writing or by electronic application on forms prepared and provided by the City of Reading Property Maintenance Division and shall be accompanied by payment of the applicable fee(s) as per the City of Reading Fee Schedule.
Compliance Date: 08/21/2025

Violation: 308-108H-C - CANCELLATION
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Corrective Action: multiple no shows
Compliance Date: 07/31/2025

Violation: NOTE - NOTE
Corrective Action: NOTICE AND CONDEMNATION ORDER POSTED ON PROPERTY APRIL 2024
Compliance Date: 07/31/2025

Violation: NOTE - NOTE
Corrective Action: PROPERTY WAS OBTAINED WITH PRIOR VIOLATIONS NOT IN COMPLIANCE. RS
Compliance Date: 09/24/2025

Violation: PR-102.3 - APPLICATION OF OTHER CODES
Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and

provisions of the effective International Existing Building Code, International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70 and as adopted by the Pennsylvania Uniform Construction Code as adopted by the City of Reading. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Reading Zoning Ordinance.

Corrective Action: work on property has been done without proper permits.

Compliance Date: 12/09/2025

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: 07/31/2025

Violation: PR-107.6 - TRANSFER OF OWNERSHIP

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.

Compliance Date: 07/31/2025

Violation: PR-108.1 - GENERAL

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Corrective Action: PROPERTY PRESERVATION REQUIRED BY THE CITY OF READING - PLACARDED BUILDING

Compliance Date: 10/30/2025

Violation: PR-108.1.1 - UNSAFE STRUCTURES

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Corrective Action: UNSAFE STRUCTURE - REPAIR OR DEMOLISH

Compliance Date: 07/31/2025

Violation: PR-108.1.3.1 - BLIGHTED PROPERTY AND PUBLIC N

Definitions: For the purpose of this Part, all words used in present tense include the future tense. All words in the plural number include the singular number and all words in the singular number include the plural number, unless the natural construction of the word clearly indicates otherwise. The word "shall" is mandatory and not discretionary. The word "used" includes designated, intended, built, or arranged to be used. A. Single Property. Blighted property shall include: (1) Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes. (2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures. (3) Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use. (6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for

accumulation of trash and debris, or a haven for rodents or other vermin. (7) Any unoccupied property which has been tax delinquent for a period of 2 years prior to the effective date of this act, and those in the future having a 2-year tax delinquency. (8) Any property which is vacant, but not tax delinquent, and which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. (9) Any abandoned property. A property shall be considered abandoned if: (a) It is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of 6 months; (b) It is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or (c) The property has been declared abandoned by the owner, including, an estate that is in possession of the property. (10) A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable. (11) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community. (12) A property having three or more of the following characteristics: (a) has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes; (b) has unsafe external and internal accessways; (c) is being served by an unsafe public street or right-of-way; (d) violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety; (e) is vacant; (f) is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile. B. Multiple Properties. Blighted Property shall include: 1. A majority of the units of property meet any of the requirements under subsection (a) and represent a majority of the geographical area; or 2. Properties representing a majority of the geographical area meet one or more of the conditions set forth in subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) that are necessary for a declaration of blight under subsection (a) and at least one-third of the units of property meet two or more of the requirements under subsection (a) (1) through (11) or satisfy the conditions of subsection (a) (12) and one or more of the requirements under subsections (a)(1) through (11).

Corrective Action: BLIGHTED PROPERTY

Compliance Date: 07/31/2025

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: 08/15/2025

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 SOLID WASTE FROM EXTERIOR PROPERTY BY APPROVEDE METHODS

Compliance Date: 07/31/2025

Violation: PR-302.10 - TREES, BUSHES AND SHRUBS

All trees shall be maintained such that they do not cause any adverse conditions resulting in any dangerous condition as determined by the code official.

Corrective Action: ELIMINATE ALL OVERGROWTH TREE BRANCHES - REMOVE AND DISPOSE DEAD TREE BRANCHES

Compliance Date: 07/31/2025

Violation: PR-304.1.1 - UNSAFE CONDITIONS

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings in accordance with the Uniform Construction Code as adopted by the City of Reading as adopted and amended by the Commonwealth of Pennsylvania: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects; 6. Foundation systems that are not firmly supported by footings, are not plumb

and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects; 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. When substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Corrective Action: REPAIR ALL DAMAGED EXTERIOR SURFACES BY APPROVED METHODS-PERMITS MAY BE REQUIRED BY TRADES DEPARTMENT.

Compliance Date: 07/31/2025

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: REPAIR OR REPLACE DAMAGED GUTTERS AND DOWNSPOUTS

Compliance Date: 07/31/2025

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: must repair any leaks, install gutters, repair exterior roof lining

Compliance Date: 12/09/2025

Violation: PR-305.3 - INTERIOR SURFACES

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Corrective Action: must replace rotted ceiling tiles

Compliance Date: 12/09/2025

Violation: PR-308.1 - ACCUMULATION OF RUBBISH OR GAR

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Corrective Action: ELIMINATE ALL SOLID WASTE BY APPROVED METHODS

Compliance Date: 07/31/2025

Violation: PR-309.4 - MULTIPLE OCCUPANCY EXTERMINATE

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

Corrective Action: must replace or remove screen door

City of Reading
815 Washington Street, Reading, PA 19601

Case Number: **CCPMD-2404-00281**
Case Type: **RPA - Code Case Property Maintenance**
Date Case Established: **04/24/2024**
Compliance Deadline: **07/31/2025**

Compliance Date: 12/09/2025

Violation: PR-505.4 - WATER HEATING FACILITIES
Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
Corrective Action: water heater must be inspected by certified professional
Compliance Date: 12/09/2025

Violation: PR-601.1 - SCOPE OF MECHANICAL & ELECTRIC
The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.
Corrective Action: all mechanical and electrical must be inspected by certified professional
Compliance Date: 12/09/2025

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