

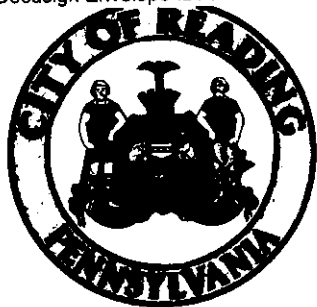
PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

21. 718 Chestnut St., FAB & CED Investments LLC, owner, 103 Circle Dr N, Elmont NY, Family Transfer 2026
 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	Certification
Notice Posted on Subject Property on	7-4-26	Certification
Delinquent Water	Determination Amount: \$897.34	Certification Status On Amount: \$ (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: 4 No V, 1 Work order, Failed Inspection 4/26, Placard Unlawful 5\26, 2 QoL Trash, 2 QoL Weeds, 2 QoL outdoor furniture indoors, 1 QoL motor vehicle nuisance, 1 QoL snow/ice

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

FAB & CED Investments LLC
FAB & CED Investments LLC
Elmont, NY 11003

RE: 718 Chestnut St
Parcel #: 2530628981918

Dear FAB & CED Investments 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:

A handwritten signature in black ink, appearing to read "Jamie Lee Keith".

Jamie Lee Keith - BPRC Chair

A handwritten signature in black ink, appearing to read "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

FAB & CED Investments LLC
103 Circle Dr N
Elmont, NY 11003

RE: 718 Chestnut St
Parcel #: 02530628981918

Estimado FAB & CED Investments 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:

A handwritten signature in black ink, appearing to read "Jamie L. Keith".

JAMIE L. KEITH - BPRC Presidente

A handwritten signature in black ink, appearing to read "Linda Kelleher".
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.

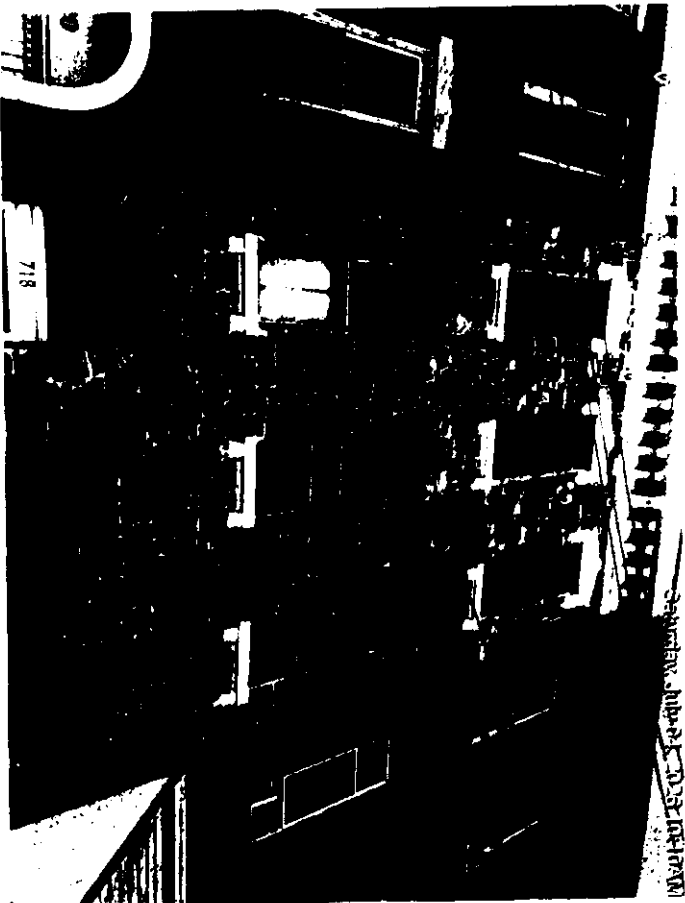
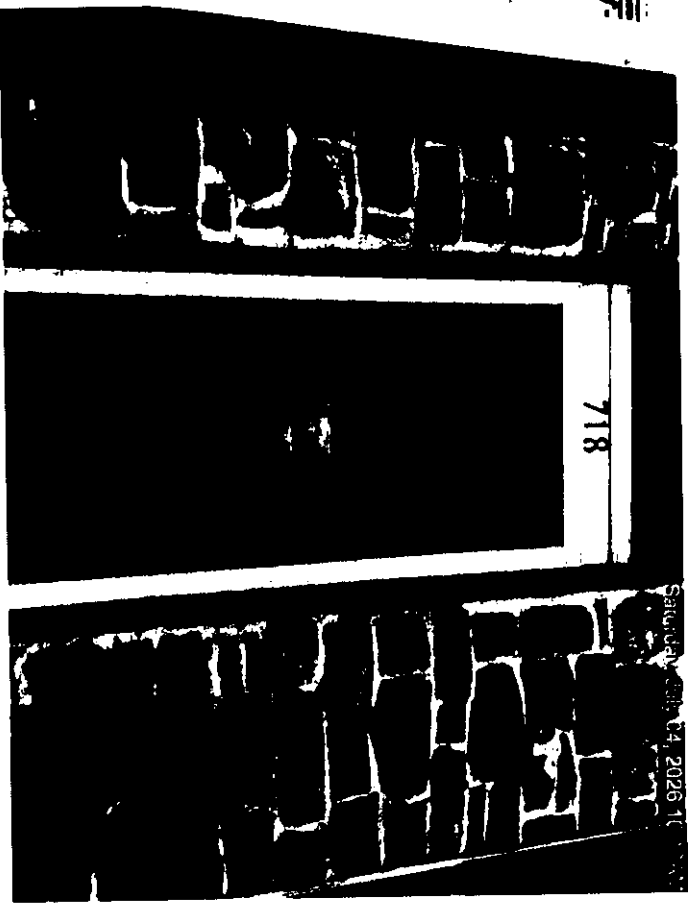
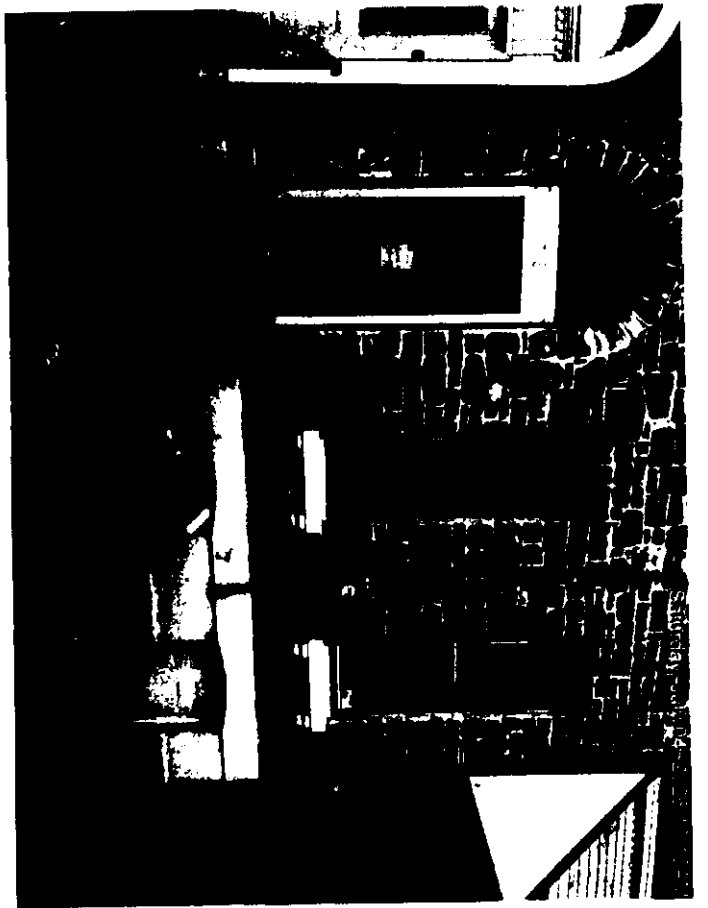
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ 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.

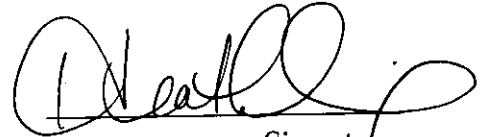
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority 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 718 Chestnut St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

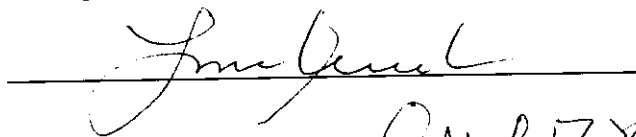
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

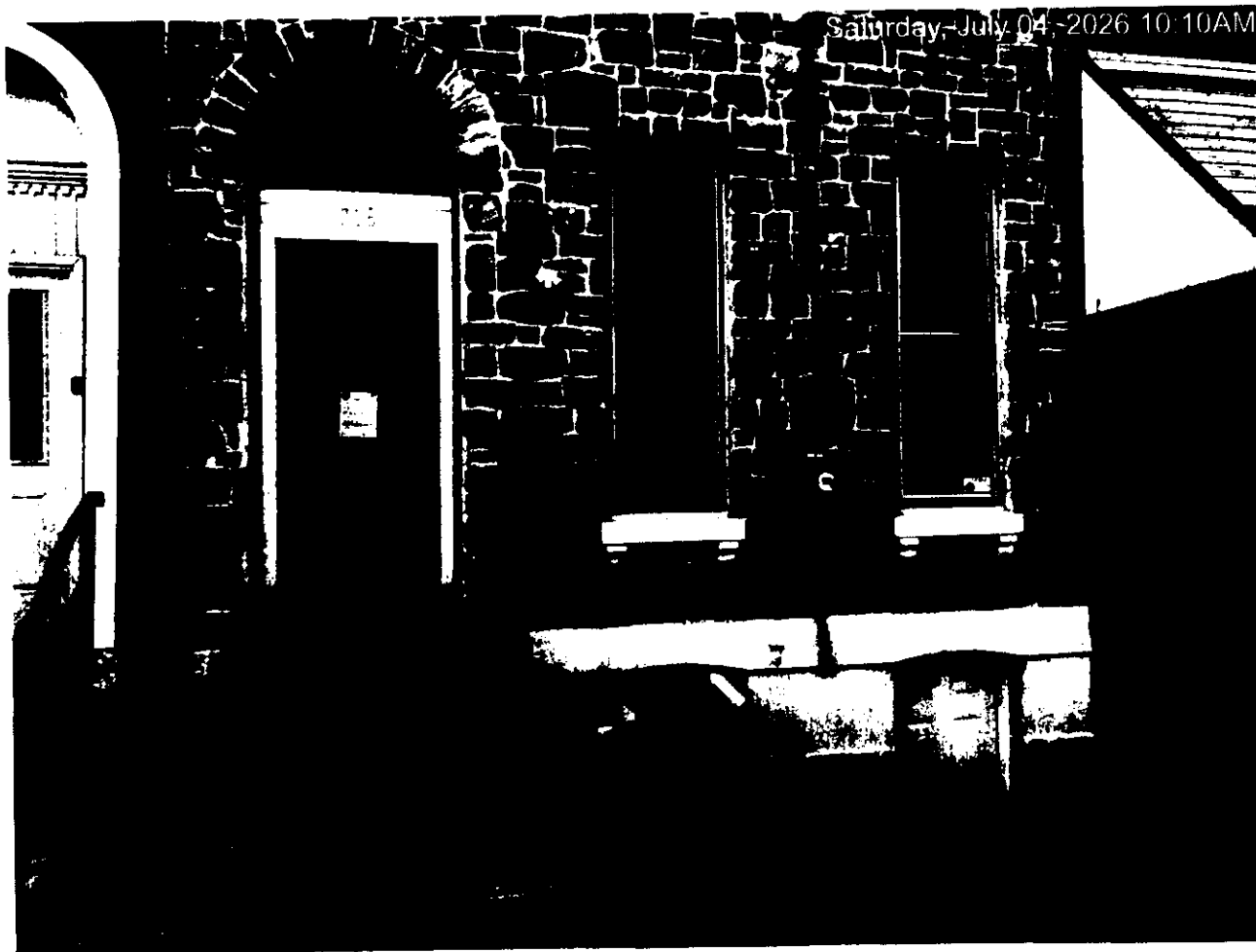
State of Pennsylvania
County of Berks

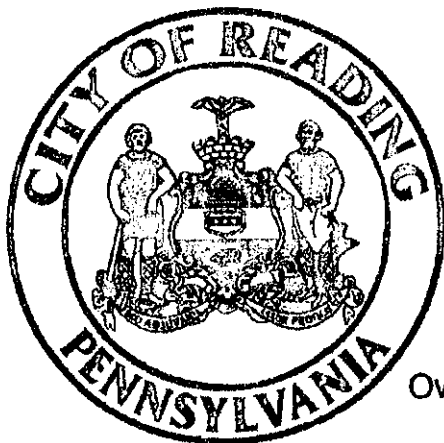
Subscribed and sworn or affirmed before me on this 24 day of July, 2026.

Notary Public


Commission Expires on April 17 2028

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





Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

718 Chestnut St

Owned By: FAB & CED Investments LLC
103 Circle Dr N
Elmont, NY 11003

State of Pennsylvania
County of Berks

I, Jennifer Abram 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 718 Chestnut St is true and correct to the best of my knowledge:

Water service status: on

Delinquent Water Amount: \$897.34

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:

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

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: FAB & CED INVESTMENTS LLC
103 CIRCLE DR N
ELMONT, NY 11003
Location: 718 CHESTNUT ST

PIN: 02530628981918
District: CITY OF READING - 02
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
24,900
Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2019 (Regular)								Docket Year / Num: 2020 / 5613	
WAGNER RICHARD D & LAOMA D									
	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance	3rd P.
County	190.66	19.07	12.56	222.04	444.33	443.85	0.48	0.00	
District	440.46	44.05	29.04	0.00	513.55	513.55	0.00	0.00	
School	446.46	44.65	29.44	0.00	520.55	520.55	0.00	0.00	
Tax Year 2020 (Regular)									
WAGNER RICHARD D & LAOMA D									
County	190.66	19.07	0.00	15.00	224.73	209.73	15.00	0.00	
District	440.46	44.05	0.00	0.00	484.51	440.46	44.05	0.00	
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Tax Year 2022 (Regular)								Docket Year / Num: 2023 / 5363	
PENA JAIRO									
County	190.66	19.07	20.41	239.74	469.88	469.88	0.00	0.00	
District	451.41	45.14	48.36	0.00	544.91	544.91	0.00	0.00	
School	446.46	44.65	47.84	0.00	538.95	538.95	0.00	0.00	
Tax Year 2023 (Regular)								Docket Year / Num: 2024 / 5154	
PENA JAIRO									
County	190.66	19.07	1.57	173.86	385.16	385.16	0.00	0.00	
District	451.41	45.14	3.72	0.00	500.27	500.27	0.00	0.00	
School	446.46	44.65	3.68	0.00	494.79	494.79	0.00	0.00	
Tax Year 2024 (Regular)								Docket Year / Num: 2025 / 6798	
BETHANCOURT FRANCISCO & DIAZ CRUZ ENEII									
County	0.00	0.00	0.00	105.80	105.80	105.77	0.03	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	446.46	44.65	18.32	0.00	509.43	509.43	0.00	0.00	
Tax Year 2025 (Regular)									
BETHANCOURT FRANCISCO & DIAZ CRUZ ENEII									
County	224.42	22.44	0.00	30.00	276.86	276.86	0.00	0.00	
District	451.41	45.14	0.00	0.00	496.55	496.55	0.00	0.00	
School	0.00	0.00	0.00	0.00	0.00	0.00	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/tbcbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
718 Chestnut St

Owned By: FAB & CED Investments LLC
103 Circle Dr N
Elmont, NY 11003

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 718

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

(1) Work Orders (X) Unpaid (1) Paid

(4) Notice of Violation - See Attached

Inspection Status:

Passed: _____ Failed: 4/21/2026

Placarded: Unlawful 5/21/2026

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 0

Amount in Collections: \$ 0

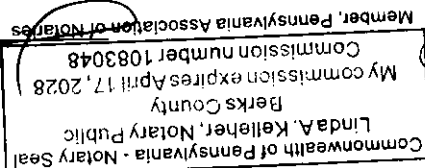
() CSC Calls/Complaints: See attached

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:

[Signature]



Notary Public:

[Signature]

My Commission Expires on:

April 17, 2028

- (7) 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
- (1) 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
- (1) 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530628981918
 FAB & CED INVESTMENTS LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 718 CHESTNUT ST
 READING

Site Location: 718 CHESTNUT ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 138R - 3 STORY BRICK 2-4
 FAMILY ROW HOME
 Municipality: 02 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	8,800
Actual Building	16,100
Actual Total	24,900
Taxable Land	8,800
Taxable Building	16,100
Taxable Total	24,900

Ownership

Owner 1 FAB & CED
 INVESTMENTS LLC
 Owner 2
 Care Of
 Mailing Address 103 CIRCLE DR N
 ELMONT, NY 11003
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
02/06/2026	\$1	02 - FAMILY TRANSFER	2026003829		

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
793972	Unsecured/Open Property	PROPERTY IS VACANT AND NOT SECURE	718 Chestnut Street, Reading, PA, 19602	2022-05-04 10:27:28
2231343	Unsecured/Open Property	upper windows broken, back door open	718 Chestnut Street, Reading, PA, United States	2022-05-04 10:31:30
7883313	Sewer backup	SB	718 Chestnut Street, Reading, PA, USA	2022-05-04 10:40:29
7909740	Sewer backup	SB	718 Chestnut Street, Reading, PA, USA	2022-05-04 10:59:39
9187540	Property Maintenance Fees	He would like to purchase this property but would like to know if there are any code violations. Please call him	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:05:47
9274029	Property Maintenance Unpaid Fees Request	Cert Powet	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:06:30
9499715	Building and Trades Permits	He would like to know the status of a dumpster permit he submitted 2 weeks ago.	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:26:01
9522583	Building and Trades Permits	He has not received his dumpster permit yet, i checked the SR that was submitted on 2/4 SR#9499715 the comments state that the permit was mailed out but he wants to know if it will be able to use the permit for different days because he listed the use from 1/28 to 2/11 since is took so long to get the permit?	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:26:29
9527585	Building and Trades Permits	he had applied for a dumpster permit on Jan 25 and had indicated he needed it for 2 weeks but just got the permit today he needs to change the dates for the dumpster permit now. please call him	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:26:59
9585010	Sewer backup	SB W OT	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:30:13
9636826	Building and Trades Permits	He just purchased this property and would like to know what permits were pulled . please call him	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:31:05
9849727	Sewer backup	SB	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:36:13
10545050	Collections - Codes	He received a notice from Arcadia Housing fee. The property was sold in January.	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:36:16

10664258	Illegal Dumping	there was constructing bags dumped in the alley way behind his property, chunks of concrete, wood, contractor bags full of trash. He just had the alley cleaned and now there is more stuff dumped	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:38:52
11655736	Structure	Bricks fell from property onto his side. He says the house is becoming a hazard at this point. The house had a fire before and is boarded up by the city. But he wants inspectors to go out and assess the property because bricks are falling. Very unsafe.	718 Chestnut Street, Reading, PA, USA	2022-05-04 11:45:50
13691110	Property Maintenance Unpaid Fees Request	cert needed-rush please	718 Chestnut Street, Reading, PA, USA	2022-05-04 12:06:46
14221364	Trash Enforcement	Ttash on the side and back of property since june	718 Chestnut Street, Reading, PA, USA	2022-05-04 12:18:24
14229004	Structure	VACANT BUILDING. PART OF THE BUILDING IN THE BACK OF PROPERTY COLLASPED AND IS ON THE NEIGHBORS PROPERTY.	718 Chestnut Street, Reading, PA, USA	2022-05-04 12:31:55
PMD600	Trash Enforcement	Rubbish blocking the alley between homes	718 Chestnut Street, Reading, PA, USA	4/18/2024
PMD879	PMD Unpaid Fees Request	CERT NEEDED	718 Chestnut Street, Reading, PA, USA	5/1/2024
PMD10617	PMD Unpaid Fees Request	CERT NEEDED	718 Chestnut Street, Reading, PA, USA	12/4/2025
BT223	Unpermitted Construction	They are remodeling the house, and they are causing damage to his property, bricks have been falling due to them banging on walls, the dug-up sidewalk and cut curb and now the water from rain is going into his basement and flooding it. They wait till the weekends to do the work so that's why he is assuming they have not pulled permits. The gentleman complaining lives at 720 Chestnut.	718 Chestnut Street, Reading, PA, USA	3/6/2025
PW3147	Sidewalk Construction Permits	Neighbor at 720 Chestnut says that they dug up the sidewalk and cut some curb without permits and now he is having issues with water going down to his basement.	718 Chestnut Street, Reading, PA, USA	3/6/2025

Case: 202776

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 484488

Insp Type: N.O.V.

Date: 01/09/2017

Address: 718 CHESTNUT ST, READING 19602-

Owner Information:

Name: PENA JAIRO
 Address: 2931 MISSION RD
 BETHLEHEM PA 18017

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-371-7780 or email Scott.Bachman@ReadingPA.gov	
10	APT# FLOOR 0 ALLEXT RM#0	PR-102.2	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
5	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.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area properly dispose and maintain.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structures shall be maintained in a clean, safe, and secure, and sanitary.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 1 of 2

FCE067

Case: 202776

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 484488

Insp Type: N.O.V.

Date: 01/09/2017

Address: 718 CHESTNUT ST, READING 19602-

Owner Information:

Name: PENA JAIRO

Address: 2931 MISSION RD

BETHLEHEM PA 18017

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-302.7	All accessory Structures including detached garages and walls shall be maintained structurally sound and in good repair.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	all exposed wood and metal is required to be sealed.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	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 to the interior. Roof drains, gutters and downspouts shall be maintained in good repair.

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 2 of 2

FCE067

Case: 202776

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 489744

Insp Type: N.O.V.

Date: 03/27/2017

Address: 718 CHESTNUT ST, READING 19602-

Owner Information:

Name: PENA JAIRO

Address: 2931 MISSION RD

BETHLEHEM PA 18017

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ALLEXT RM#0	NOTE	Please contact inspector at 610-371-7780 or email Scott.Bachman@ReadingPA.gov	CITED
10	APT# FLOOR 0 ALLEXT RM#0	PR-102.2	Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
5	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.	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area properly dispose and maintain.	
10	APT# FLOOR 0 ENTB LD RM#0	PR-301.3	vacant structures shall be maintained in a clean, safe, and secure, and sanitary.	
10	APT# FLOOR 0 ENTB LD RM#0	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By:

Date/Time:

Page 1 of 2

FCE067

Case: 202776

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

Inspection: 489744

Insp Type: N.O.V.

Date: 03/27/2017

Address: 718 CHESTNUT ST, READING 19602-

Owner Information:

Name: PENA JAIRO

Address: 2931 MISSION RD

BETHLEHEM PA 18017

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-302.7	All accessory Structures including detached garages and walls shall be maintained structurally sound and in good repair.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	all exposed wood and metal is required to be sealed.
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	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 to the interior. Roof drains, gutters and downspouts shall be maintained in good repair.

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 202776

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

Inspection: 629353

Insp Type: N.O.V.

Date: 03/16/2022

Address: 718 CHESTNUT ST, READING 19602-

Owner Information:

Name: PENA JAIRO
Address: 2931 MISSION RD
BETHLEHEM PA 18017

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	any question contact inspector roman at 610-655-0208, cell 484-947-3211 or email alexangelo.roman@readingpa.gov recheck 4/15/2022 at 2:00 pm	
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.6	repair or replace all damaged walls (bricks) the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public, safety or welfare.	
20	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove all rubbish, garbage, debris from property	

This is to certify that a property inspection has been performed by:
Inspector: ROMAN, ALEXANGELO

Phone: (610)655-0208 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: 228602

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

Inspection: 409911

Insp Type: N.O.V.

Date: 08/09/2014

Address: 728 CHESTNUT ST, READING 19602-

Owner Information:

Name: ATIFI KHADIJA & CHOUDHARY SAIM
Address: 8 MARSHALL AV
READING PA 19606

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 EXTFRT RM#0	PR-304.2	eliminate- all peeling paint and reseal	

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

Inspector: MCCULLOUGH, GREGORY

Phone: (610)371-7762 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: 228602

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 638571

Insp Type: N.O.V.

Date: 09/15/2022

Address: 728 CHESTNUT ST, READING 19602-

Owner Information:

Name: ATIFI KHADIJA & CHOUDHARY SAIM
Address: 8 MARSHALL AV
READING PA 19606

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXREAR RM#0	180-1209	if the violations are not abated then a work order will be issued and the cost shall be charged against real estate of the structure.	
1	APT# FLOOR 0 EXREAR RM#0	NOTE	insp contact jarel.melendez@readingpa.gov or call 610 655 6252. Will recheck violation 9/20/22	
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	it is the responsibility of the property owner to maintain exterior in compliance with code requirements	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	remove large accumulation of trash and rubbish from rear yard. You cannot store trash in this manner, must have a dumpster or remove trash same day.	

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

Inspector: MELENDEZ, JAREL

Phone:

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-2508-02921**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 08/04/2025****Compliance Deadline: 08/04/2025****Owner: FRANCISCO & DIAZ CRUZ ENEIDA BETHANCOURT****Mailing Address**

FRANCISCO & DIAZ CRUZ ENEIDA BETHANCOURT
103 CIRCLE DR N
ELMONT, NY 11003

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

718 CHESTNUT ST
READING, PA 19602

Parcel

02530628981918

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: 08/04/2025**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: 08/04/2025**Violation: 308-105 - FAILURE TO SUBMIT HOUSING**

The City may deny a housing registration or renewal to any applicant of said dwelling or building if it is not in compliance with any state or local code or ordinance adopted, enacted or in effect in and for the City of Reading, is in pending litigation for violations of the aforesaid code or has been declared uninhabitable and/or condemned by the appropriate authority with jurisdiction.

Compliance Date: 08/04/2025**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: 08/04/2025**Violation: 496-209 - Ownership of solid waste and recyclable materials.**

A. From the time of placement for collection until the time of pickup by the licensed hauler, all materials shall remain the property of the generator.

B. From the time of collection until the time of disposal or processing, all materials shall become the property of the licensed hauler or, in the case of self-transported recycling, the generator.

C. No person shall place material of any kind generated at one property out for collection at another property, regardless of whether the same person owns both properties.

D. Any article found within a container or bag, regardless of location, that displays the name or address of a person or address, shall be assumed to be owned by that person or address.

E. Owners of material found on properties other than their own shall be considered responsible for said material and may be cited in accordance with applicable regulations.

F. Litter receptacles shall be used for the purpose of collecting small items of trash and preventing litter. No person shall deposit household or business material in or around litter receptacles.

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2508-02921**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 08/04/2025****Compliance Deadline: 08/04/2025**

G. Scavenging shall be prohibited.

Compliance Date: 08/04/2025

Violation: PR-106.5 - ABATEMENT OF VIOLATION

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Compliance Date: 08/04/2025

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: 08/04/2025

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: 09/15/2025

Violation: PR-301.4 - COMPLIANCE WITH OTHER ORDINANCES

Every owner of every dwelling, in addition to the provisions set forth herein, shall comply with the provisions (sections) of all other applicable city Ordinances, including but not limited to the Solid Waste Ordinance, Health Ordinance and acceptable engineering principles and practices regarding their property.

Corrective Action: Failure to maintain exterior property in a clean, safe and sanitary condition.

Compliance Date: 08/04/2025

Violation: PR-308.2 - DISPOSAL OF RUBBISH

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Compliance Date: 08/04/2025

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Thank you for your cooperation.

Sincerely,

Nicholas Eyrich
Property Maint. Inspector