

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

26. 1404 Fairview St., Musa Ardoli & Luljeta Ardoli, owner, 56 Greenway Dr, Staten Island NY, Purchased 2024 Tax sale
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	Determination Amount: \$560 credit	Certification Amount: \$
Delinquent Taxes	Status (water, sewer, trash, recycling fees)	Amount: \$
Electric Utility Status:		
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 5 NoV, \$250 unpaid, 12 QoL Weeds, 1 QoL indoor furniture outdoors

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Musa & Luljeta Ardoli
Musa & Luljeta Ardoli
Staten Island, NY 10301

RE: 1404 Fairview St
Parcel #: 16531639276291

Dear Musa & Luljeta Ardoli,

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.

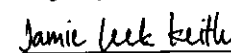
Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

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

Musa & Luljeta Ardoli
56 Greenway Dr
Staten Island, NY 10301

RE: 1404 Fairview St
Parcel #: 016531639276291

Estimado Musa & Luljeta Ardoli,

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

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

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

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

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

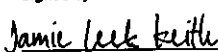
La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través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

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

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

Atentamente,

Signed by:



Jamie 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.

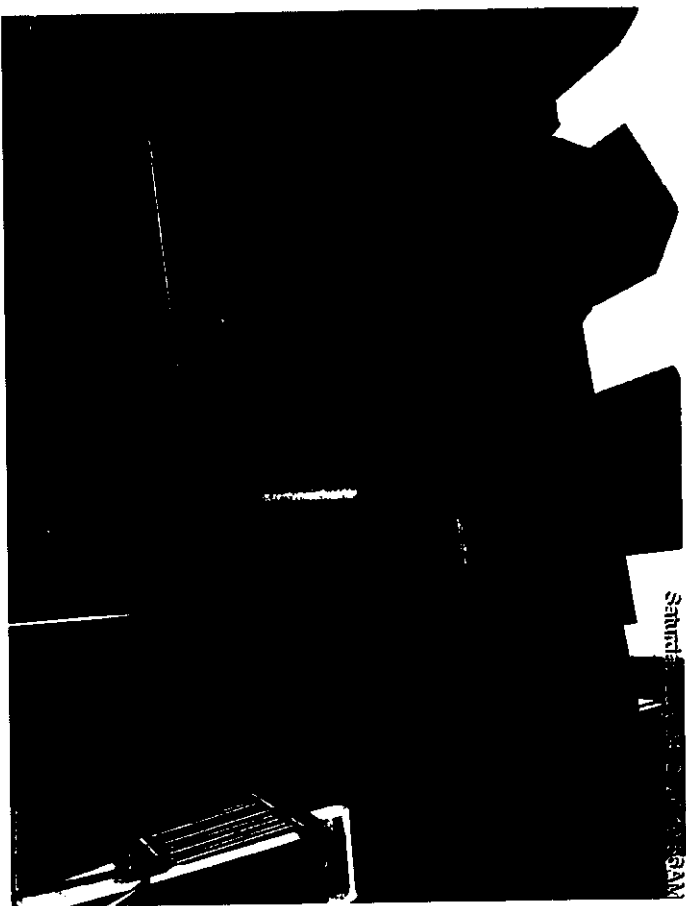
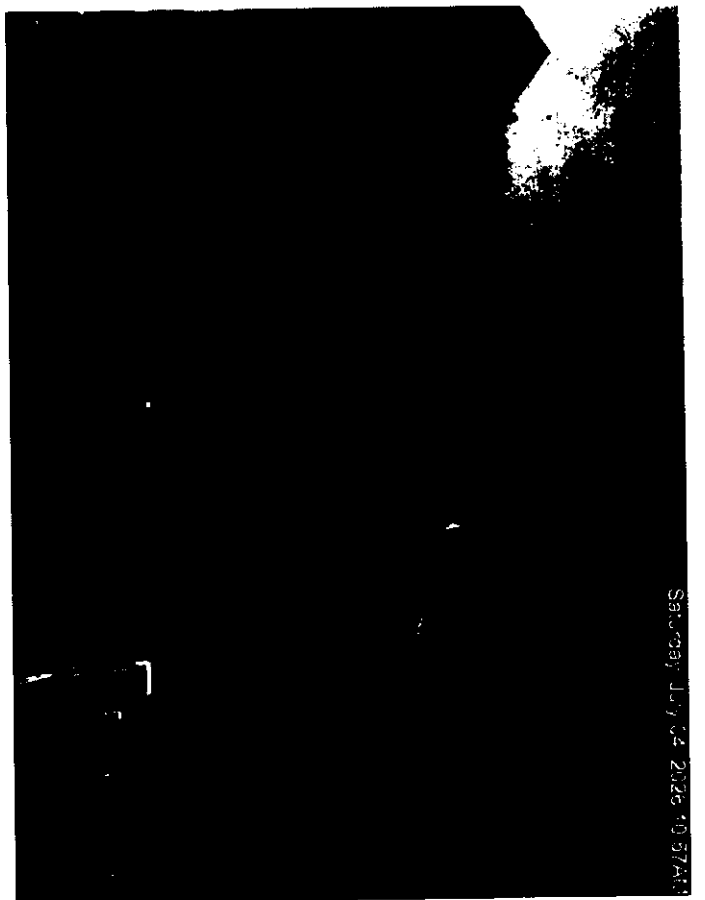
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ 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.

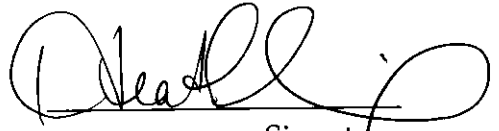
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority 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 1404 Fairview 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

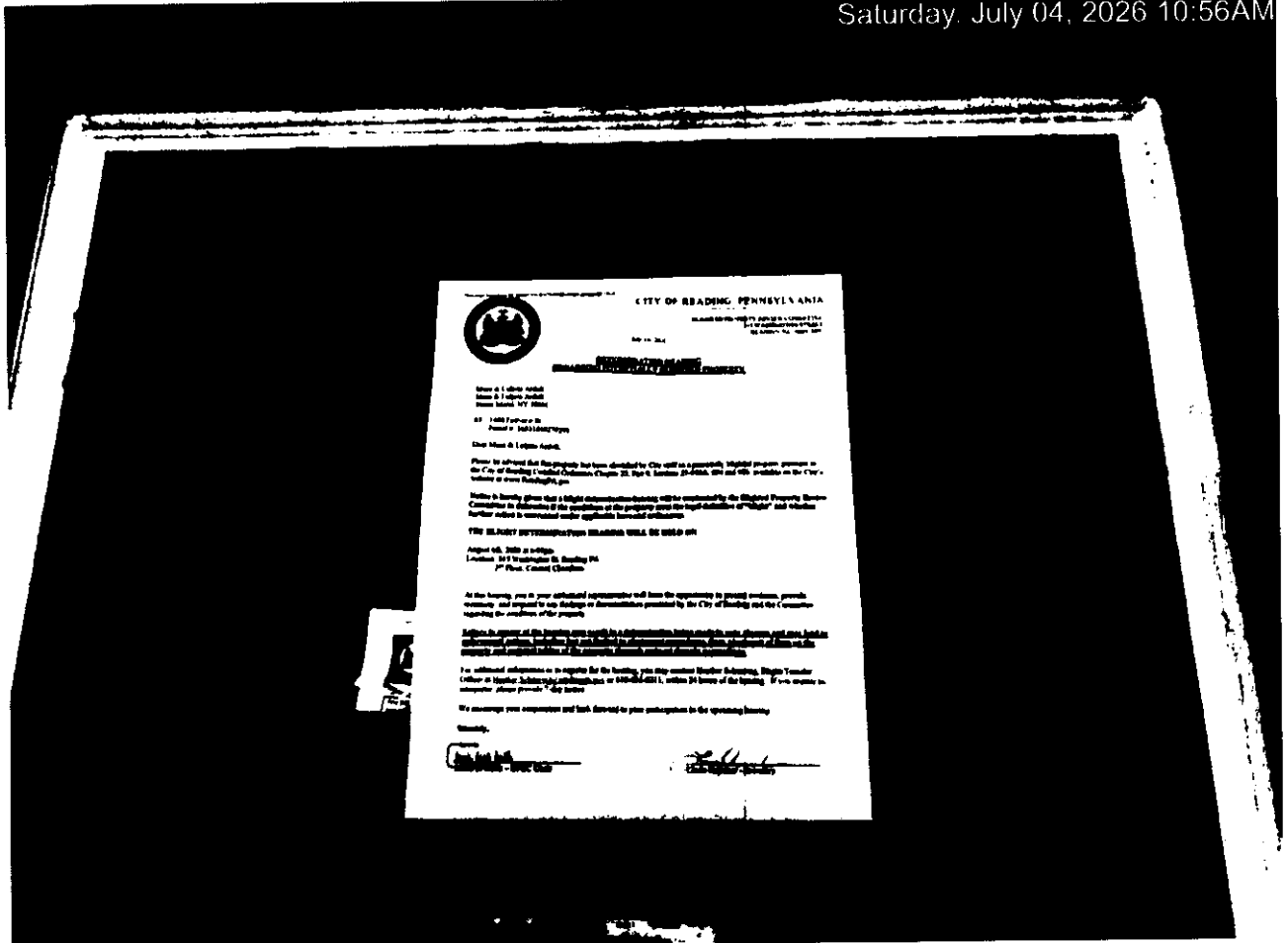


Commission Expires on April 17 2028

Saturday, July 04, 2026 10:57AM



Saturday, July 04, 2026 10:56AM



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

1404 Fairview St

Owned By: Musa & Luljeta Ardoli
56 Greenway Dr
Staten Island, NY 10301

State of Pennsylvania
County of Berks

I Angelica morales am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 1404 Fairview St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

560.00 (Credit)

Date of Last Water Service:

—

Trash/Recycling Delinquent Amount:

—

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

Signature of Affiant:

[Signature]

Notary Public:

[Signature]

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.

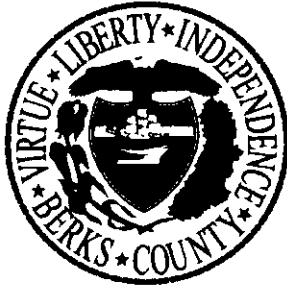
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

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: ARDOLI LULJETA & ARDOLI MUSA
56 GREENWAY DR
STATEN ISLAND, NY 10301
Location: 1404 FAIRVIEW ST

PIN: 16531639276291
District: CITY OF READING - 16
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
30,300

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2023 (Regular)

ARDOLI LULJETA & ARDOLI MUSA

	Face	Penalty	Interest	Cost	Total	Paid/Refund	Reductions	Balance 3rd P.
County	0.00	0.00	0.00	98.70	98.70	40.00	58.70	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	226.37	22.64	3.74	0.00	252.75	252.75	0.00	0.00

Tax Year 2024 (Interim, Regular)

ARDOLI LULJETA & ARDOLI MUSA

County	231.78	23.18	0.00	185.35	440.31	324.96	115.35	0.00
District	503.53	50.35	0.00	0.00	553.88	553.88	0.00	0.00
School	543.28	54.33	0.00	0.00	597.61	597.61	0.00	0.00

Tax Year 2025 (Regular)

ARDOLI LULJETA & ARDOLI MUSA

County	273.09	27.31	4.50	172.62	477.52	349.90	127.62	0.00
District	549.31	54.93	9.06	0.00	613.30	613.30	0.00	0.00
School	543.28	54.33	8.96	0.00	606.57	606.57	0.00	0.00

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

\$0.00

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
1404 Fairview St

Owned By: Musa & Luljeta Ardoli
56 Greenway Dr
Staten Island, NY 10301

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 **1404 Fairview St** is true and correct to the best of my knowledge:

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

(5) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 100.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 150.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 21
day of July, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

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

() QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(12) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

() QOL.013 – Storing of Waste Containers

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

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

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

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

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

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

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

() QOL.023 – Unregistered Dumpster

Notary Public:

My Commission Expires on:
April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 16531639276291
 ARDOLI LULJETA & ARDOLI MUSA

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 1404 FAIRVIEW ST
 READING

Site Location: 1404 FAIRVIEW ST
 Description: 2 STORY
 BRICK/MASONRY

Land Use Code: 112 - 2 STORY BRICK
 ONE FAMILY
 Municipality: 16 - CITY OF
 READING
 Taxing District: 01 - CITY OF
 READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	14,000
Actual Building	16,300
Actual Total	30,300
Taxable Land	14,000
Taxable Building	16,300
Taxable Total	30,300

Ownership

Owner 1 ARDOLI LULJETA &
 ARDOLI MUSA
 Owner 2
 Care Of
 Mailing Address 56 GREENWAY DR
 STATEN ISLAND, NY
 10301
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
01/23/2024	\$4,100	05 - REL/EDUC/CHAR/TAX EX	2024001951		

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

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

Id	Request Type	Description	Address	Date Created
2178953	Trash Enforcement	Has lot of trash behind property and in alley near woods. There is rodents and possible raccoons.	1404 Fairview Street, Reading, PA, United States	2018-01-09 13:01:23
4808245	Property Maintenance Unpaid Fees Request	cert needed	1404 Fairview Street, Reading, PA, USA	2018-01-09 13:46:54
9715852	Property Maintenance Issues	This house is in really bad condition the kitchen roof in the rear of the property is falling in, the gutter has fallen and a board fell off the house and almost hit her husband they are afraid to go into the back yard do to the bad condition of this home. She lives next door at 1402 Fairview Street and would be happy to let inspectors in to view the condition of the home	1404 Fairview Street, Reading, PA, USA	2018-01-09 13:55:58
10366503	Property Maintenance Issues	Tall unkempt weeds, water is dripping off and falling into neighboring building. Roof falling in. Person is unsure if it is 1404 or 1409, but it is adjoining on the East side of 1402	1404 Fairview Street, Reading, PA, USA	2018-01-09 14:02:02
12437906	Abandoned Property	Caller stated property is falling apart and the weeds are extremely high	1404 Fairview Street, Reading, PA, USA	2018-01-09 14:05:48
SW7780	Tire Removal	Tire pickup (4)	1404 Fairview Street, Reading, PA, USA	10/27/2025

Case: 211690

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

Inspection: 580729

Insp Type: N.O.V.

Date: 06/26/2020

Address: 1404 FAIRVIEW ST, READING 19602-

Owner Information:

Name: READING REDEVELOPMENT AUTH
Address: 815 WASHINGTON ST
READING PA 19601-

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 610-655-6466 or email jeffrey.young@readingpa.gov	
10	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	cut and maintain all high grass and weeds on 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: 211690

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

Inspection: 580750

Insp Type: N.O.V.

Date: 07/30/2020

Address: 1404 FAIRVIEW ST, READING 19602-

Owner Information:

Name: READING REDEVELOPMENT AUTH
Address: 815 WASHINGTON ST
READING PA 19601-

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 610-655-6466 or email jeffrey.young@readingpa.gov	
10	APT# FLOOR 0 ALLEXT RM#0	PR-302.4	cut and maintain all high grass and weeds on 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: 211690

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

Inspection: 608235

Insp Type: N.O.V.

Date: 03/18/2021

Address: 1404 FAIRVIEW ST, READING 19602-

Owner Information:

Name: READING REDEVELOPMENT AUTH
Address: 815 WASHINGTON ST
READING PA 19601-

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	NOTE	inspector jarel.melendez@readingpa.gov / 610-655-6252. Our office received complaint #9715852. Building is vacant and abandoned.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	entire rear structure needs to be rebuilt. Extensive damage. Permits and plans required. See building & trades and zoning for permit requirements.	PERMIT
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe. Structural failure in the rear	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway deck or porch shall be structurally sound and in good repair.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	all exterior surfaces shall be maintained in good condition. All peeling, flaking and chipped paint shall be eliminated and surfaces repainted. ENTIRE BUILDING	

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:

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: 211690

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 645875

Insp Type: N.O.V.

Date: 03/02/2023

Address: 1404 FAIRVIEW ST, READING 19602-

Owner Information:

Name: READING REDEVELOPMENT AUTH
Address: 815 WASHINGTON ST
READING PA 19601-

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	NOTE	inspector jarel.melendez@readingpa.gov / 610-655-6252. Our office received complaint #9715852. Building is vacant and abandoned.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	entire rear structure needs to be rebuilt. Extensive damage. Permits and plans required. See building & trades and zoning for permit requirements.	PERMIT
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	Property is unsafe. Structural failure in the rear	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	Every exterior stairway deck or porch shall be structurally sound and in good repair.	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	all exterior surfaces shall be maintained in good condition. All peeling, flaking and chipped paint shall be eliminated and surfaces repainted. ENTIRE BUILDING	CITED

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:

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

Thank you for your cooperation.

Approved By:

Date/Time:

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2603-01021**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 03/18/2026****Compliance Deadline: 03/19/2025****Owner: ARDOLI LULIETA ARDOLI MUSA****Mailing Address**

ARDOLI LULIETA ARDOLI MUSA
56 GREENWAY DR
STATEN ISLAND, NY 10301

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

1404 FAIRVIEW ST
READING, PA 19602

16531639276291

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: 03/19/2026**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.

Corrective Action: Must complete and submit a housing registration application, as per codes requirements**Compliance Date: 03/19/2026****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: 03/19/2025**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: 03/19/2026**Violation: 308-119 - REVIEW & APPEALS**

A property owner/responsible local agent may make a written request to the Director of the Department of Community Development within 15 calendar days for review of any fees or surcharges (including the calculation thereof) imposed upon a finding of noncompliance.

Compliance Date: 03/19/2026**Violation: PR-106.5 - ABATEMENT OF VIOLATION**

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

Compliance Date: 03/19/2026**Violation: PR-111.1 - APPLICATION FOR APPEAL**

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2603-01021**Case Type: RPA - Code Case Property Maintenance****Date Case Established: 03/18/2026****Compliance Deadline: 03/19/2025**

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.

Corrective Action: Have the right to appeal**Compliance Date:** 03/19/2025

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,

Jesus Caceres
Property Maint. Inspector