

2

DETERMINATION & CERTIFICATION HEARING

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	1/31/25	
Notice Posted on Subject Property on	1/16/25	

	Determination	Certification
Delinquent Water	Amount: <u>\$6171</u> Status <u>OK</u>	Amount: _____ Status _____
	(water, sewer, trash, recycling fees)	
Delinquent Taxes	Amount: <u>N/A</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

Property Maintenance Condition Determination:
4 Nov 1 Work Order Failed Inspect 10/5/05 \$3400 unpaid to Qol Trash
1 Qol snow

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

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

December 31st, 2025

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

SIXTO HENRIQUEZ
SIXTO HENRIQUEZ
READING, PA 19605

RE: 252 N 9TH ST
Parcel #: 9530776919845

Dear SIXTO HENRIQUEZ,

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

February 5th, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

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

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. **If you require an interpreter, please provide 7-day notice.**

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:

Jamie L. Keith

Jamie L. Keith – BPRC Chair

Linda Kelleher
Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

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

December 31st, 2025

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

SIXTO HENRIQUEZ
1102 TUCKERTON RD
READING, PA 19605

RE: 252 N 9TH ST
Parcel #: 09530776919845

Estimado SIXTO HENRIQUEZ,

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

February 5th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

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

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

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

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

Atentamente,

Signed by:

Jamie Lee Keith

Jamie E. Keith – BPRC Presidente

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 252 N 9TH ST, Reading PA on the 6th day of January, 2026 as required per City of Reading Blighted Property Review Committee Ordinance:



Signature

Heather Scheuring

Print Name

Blight/Transfer Officer

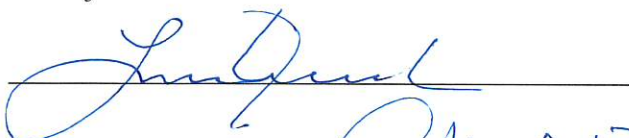
Position

State of Pennsylvania

County of Berks

Subscribed and sworn or affirmed before me on this 23 day of Jan, 2026

Notary Public



Commission Expires on April 17 2026

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2026
Commission number 1083048
Member, Pennsylvania Association of Notaries

Tuesday, January 06, 2026 01:24PM

City of Reading, Pennsylvania
BLIGHTED PROPERTY REVIEW COMMITTEE
837 WASHINGTON STREET
READING, PA 19601-3590

December 14th, 2025

**AUDIENCIA DE DETERMINACIÓN
RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADAS**

SIXTO HENRIQUEZ
1102 TUCKER TOWN RD
READING, PA 19605
RE: 252 N 7TH ST
Parcel ID: 00538774019945

Estimado SIXTO HENRIQUEZ,

Tengo en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de acuerdo 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 de las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL:

February 5th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso del, 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.

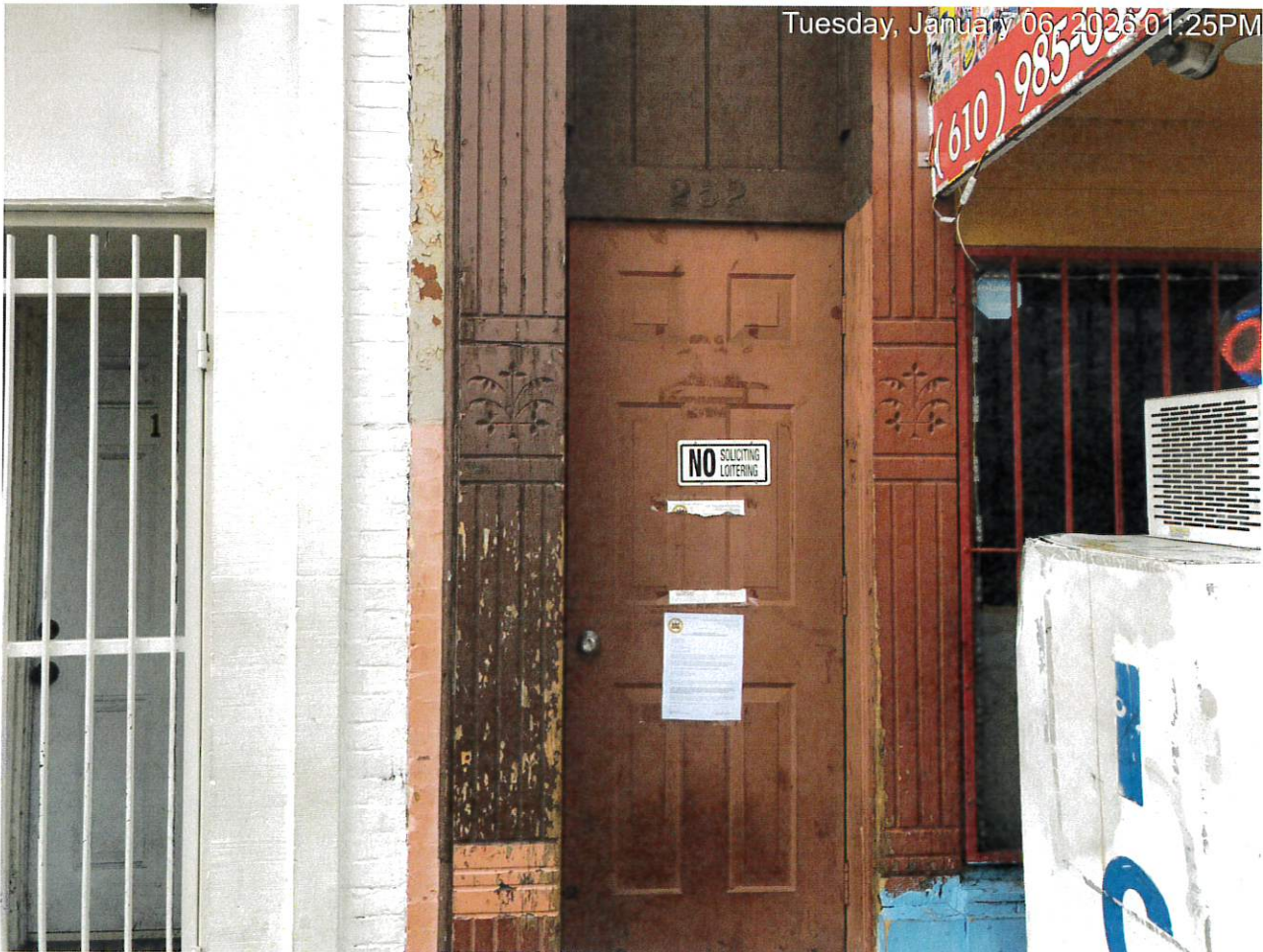
La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidas, entre otras, arrestos o multas de orden de miles de dólares, confiscación de bienes muebles sobre la propiedad y eventual toma de la propiedad a través de procedimientos de desahucio forzoso.

Para obtener más información o establecer en la audiencia, puede comunicarse con Heather Schering, Oficial de Ejecución y Deterioro a Heather.Schering@readingpa.gov o al (610) 431-4311. Antes de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, comuníquese con 7 días de anticipación.

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

Atentamente,
James E. Walsh, Director, Ejecución
Leticia Sanchez, Asistente

Tuesday, January 06, 2026 01:25PM





Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

252 N 9TH ST

Owned By: SIXTO HENRIQUEZ
1102 TUCKERTON RD
READING, PA 19605

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 252 N 9TH ST is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

61.71

Date of Last Water Service:

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 23 day of Jan, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

AM

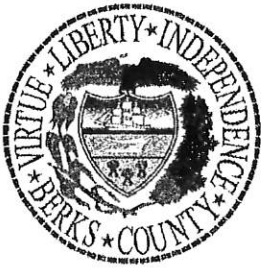
Notary Public:

[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

January 13, 2026

I, **Ada Navarro**, in my capacity as an employee of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Statement of Accounts 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 at 610-478-6625, ext:5645. During normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada K Navarro
Berks County Tax Claim/Treasurer



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

Owner: HENRIQUEZ SIXTO
1102 TUCKERTON RD
READING, PA 19605-1071
Location: 252 N 9TH ST

PIN: 09530776919845
District: CITY OF READING - 09
School District: READING
Description: COMMERCIAL BUILDING

Current A.V.
35,700
Deed Book / Page
2009 / 033391

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

HENRIQUEZ SIXTO

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
County	0.00	0.00	0.00	116.73	116.73	15.00	101.73	0.00	
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
School	640.10	64.01	0.00	0.00	704.11	704.11	0.00	0.00	
Total 2024 Taxes Due:								0.00	

There are currently no Delinquent Taxes due **0.00**
GOOD THROUGH 01/13/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trn #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
92410 / 111120	2024	03/28/2025	719.11	Check 197	
Total Payment Type: Check			719.11		
Receipts Grand Total:			719.11		



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
252 N 9TH ST

Owned By: SIXTO HENRIQUEZ
1102 TUCKERTON RD
READING, PA 19605

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for 252 N 9TH ST is true and correct to the best of my knowledge:

(1) Work Orders (0) Unpaid (1) Paid

(4) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 12/5/05

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$3460.00

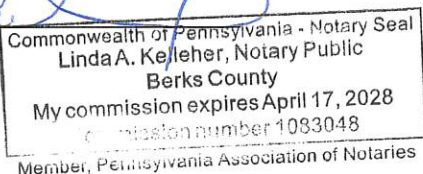
Amount in Collections: \$ 850.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 23
day of Jan, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:



Notary Public:

[Signature]

My Commission Expires on:

April 17 2028

(6) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

() 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

(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: 09530776919845
 HENRIQUEZ SIXTO

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 252 N 9TH ST
 READING

Site Location: 252 N 9TH ST
 Description: COMMERCIAL BUILDING

Land Use Code: 4124 - 3 STRY+ BLT AS
 STORE - OFFCE, APTS ABOVE
 Municipality: 09 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: C - Commercial

Current Assessment

Tax Year	2025
Homestead	
Actual Land	11,000
Actual Building	24,700
Actual Total	35,700
Taxable Land	11,000
Taxable Building	24,700
Taxable Total	35,700

Ownership

Owner 1	HENRIQUEZ SIXTO
Owner 2	
Care Of	
Mailing Address	1102 TUCKERTON RD READING, PA 19605
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
07/14/2009	\$105,000	00 - VALID SALE	2009	033391	

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:

Id	Request Type	Description	Address	Date Created
8547196	Collections - Codes	He received a collections notice for a health bill for his bodega but it burned down and he sold it, no longer la reyna mini market, please call him spanish speaking	252 N 9th St, Reading, PA, USA	2020-08-13 11:21:37

City of Reading
Property Maintenance Division
Inspection Report

Case: 224177

Inspection: 505847

Insp Type: N.O.V.

Date: 09/28/2017

Address: 252 N 9TH ST, READING 19601-

Owner Information:

Name: HENRIQUEZ SIXTO
Address: 401 SOUTH 4TH ST 2 FLOOR
READING PA 19602

Property Information:

of Commercial Units: 1
of Units: 10
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTRHT RM#0	PR-304.13.1	all broken window glass must be replaced to good condition	
120	APT# FLOOR 0 EXTRHT RM#0	PR-304.2	all loose paint must be removed and resealed	
60	APT# FLOOR 0 EXTRHT RM#0	PR-304.6	exterior walls need repair, must be kept in good, sound, safe and weathertight condition	

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

Inspector: MCAFEE, BRUCE

Phone: (610)655-6375 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: _____

FCE067

Case: 224177

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 505899

Insp Type: N.O.V.

Date: 12/08/2017

Address: 252 N 9TH ST, READING 19601-

Owner Information:

Name: HENRIQUEZ SIXTO
Address: 401 SOUTH 4TH ST 2 FLOOR
READING PA 19602

Property Information:

of Commercial Units: 1
of Units: 10
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 EXTRHT RM#0	PR-304.13.1	all broken window glass must be replaced to good condition	
120	APT# FLOOR 0 EXTRHT RM#0	PR-304.2	all loose paint must be removed and resealed	
60	APT# FLOOR 0 EXTRHT RM#0	PR-304.6	exterior walls need repair, must be kept in good, sound, safe and weathertight condition	EXT

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

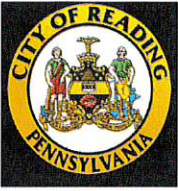
Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors,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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2506-02328**

Violation Notice

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

Date Case Established: **06/09/2025**

Compliance Deadline: **07/10/2025**

Owner: HENRIQUEZ SIXTO

Mailing Address

HENRIQUEZ SIXTO
401 SOUTH 4TH ST 2 FLOOR
READING, PA 19602

Notice of Violation for the following location:

Address

Parcel

252 N 9TH ST
READING, PA 19601

09530776919845

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: PR-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: 07/10/2025

Violation: PR-106.4 - VIOLATION PENALTIES

Any person who shall violate a provision of this code, shall upon conviction thereof in a summary proceeding be sentenced to pay a fine in accordance with the fee schedule duly adopted by the City of Reading.

Compliance Date: 07/10/2025

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.

Compliance Date: 07/10/2025

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.

Corrective Action: Have the right to appeal

Compliance Date: 07/10/2025

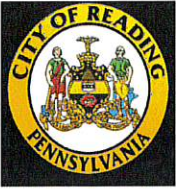
Violation: PR-301.3 - VACANT STRUCTURES AND LAND

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Compliance Date: 07/10/2025

Violation: PR-301.3.1 - EXTERIOR CONDITIONS

The exterior of every vacant structure or accessory structure shall be maintained free of broken windows, loose or deteriorating shingles, siding or decorative features or building materials, crumbling stone or brick, or excessive peeling



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2506-02328**

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

Date Case Established: **06/09/2025**

Compliance Deadline: **07/10/2025**

Violation
Notice

paint.

Corrective Action: Exterior property must be brought up to codes

Compliance Date: 07/10/2025

Violation: PR-304.1 - GENERAL EXTERIOR STRUCTURE

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 health, safety or welfare.

Corrective Action: Exterior of the property must be brought up to codes

Compliance Date: 07/10/2025

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: Exterior of the property must be brought up to codes

Compliance Date: 07/10/2025

Violation: PR-304.13.1 - GLAZING

All glazing materials shall be maintained free from cracks and holes.

Corrective Action: Repair or replace broken windows, as per codes requirements

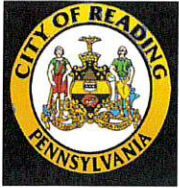
Compliance Date: 07/10/2025

Violation: PR-304.6 - EXTERIOR WALLS

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Corrective Action: Exterior of the property must be brought up to codes

Compliance Date: 07/10/2025



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2506-02328**

Violation Notice

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

Date Case Established: **06/09/2025**

Compliance Deadline: **07/10/2025**

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



City of Reading

815 Washington Street, Reading, PA
19601

Case Number: **CCPMD-2506-02328**

**Violation
Notice**

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

Date Case Established: **06/09/2025**

Compliance Deadline: **07/10/2025**

Owner: HENRIQUEZ SIXTO

Mailing Address

HENRIQUEZ SIXTO
401 SOUTH 4TH ST 2 FLOOR
READING, PA 19602

Notice of Violation for the following location:

Address

252 N 9TH ST
READING, PA 19601

Parcel

09530776919845

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: PR-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: 07/10/2025

Violation: PR-106.4 - VIOLATION PENALTIES

Any person who shall violate a provision of this code, shall upon conviction thereof in a summary proceeding be sentenced to pay a fine in accordance with the fee schedule duly adopted by the City of Reading.

Compliance Date: 07/10/2025

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.

Compliance Date: 07/10/2025

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.

Corrective Action: Have the right to appeal

Compliance Date: 07/10/2025

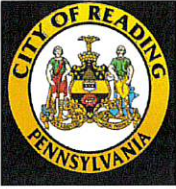
Violation: PR-301.3 - VACANT STRUCTURES AND LAND

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Compliance Date: 07/10/2025

Violation: PR-301.3.1 - EXTERIOR CONDITIONS

The exterior of every vacant structure or accessory structure shall be maintained free of broken windows, loose or deteriorating shingles, siding or decorative features or building materials, crumbling stone or brick, or excessive peeling

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2506-02328**Violation
Notice****Case Type: RPA - Code Case Property Maintenance****Date Case Established: 06/09/2025****Compliance Deadline: 07/10/2025**

paint.

Corrective Action: Exterior property must be brought up to codes

Compliance Date: 07/10/2025

Violation: PR-304.1 - GENERAL EXTERIOR STRUCTURE

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 health, safety or welfare.

Corrective Action: Exterior of the property must be brought up to codes

Compliance Date: 07/10/2025

Violation: PR-304.1.1 - UNSAFE CONDITIONS

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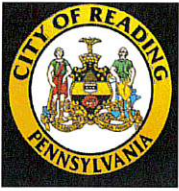
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City of Reading

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