

3

PROPERTY SUMMARY SHEET
FEBRUARY 5 & APRIL 5, 2026
DETERMINATION & CERTIFICATION HEARING

3. 863 Schuylkill Ave., Oviedo Homes LLC, owner, 229 Lancaster Ave, Shillington PA, Purchased 2025
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:

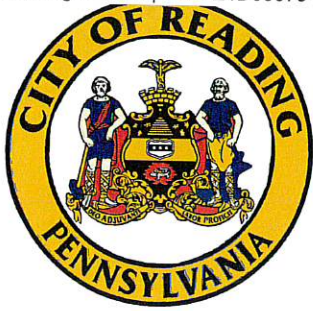
	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>12/31/25</u>	<u> </u>
Notice Posted on Subject Property on	<u>1/6/26</u>	<u> </u>
Delinquent Water	Determination Amount: <u>\$780⁸⁴</u> Status <u>PAID</u> (water, sewer, trash, recycling fees)	Certification Amount: <u> </u> Status <u> </u>
Delinquent Taxes	Amount: <u>N/A</u>	Amount: <u> </u>
Electric Utility Status:	<u> </u>	<u> </u>
Gas Utility Status:	<u> </u>	<u> </u>
Liens	Amount: <u> </u>	Amount: <u> </u>

Building Trades Condition Determination:

Building Trades Condition Certification:

Property Maintenance Condition Determination:
9/16/25 Inspected 3/25 \$440 unpaid 200L Trash 700L Wrecks

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**

OVIEDO HOMES LLC
OVIEDO HOMES LLC
SHILLINGTON, PA 19607

RE: 863 SCHUYLKILL AVE
Parcel #: 15530748358028

Dear OVIEDO HOMES 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

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

OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

RE: 863 SCHUYLKILL AVE
Parcel #: 015530748358028

Estimado OVIEDO HOMES 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

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 L. 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.

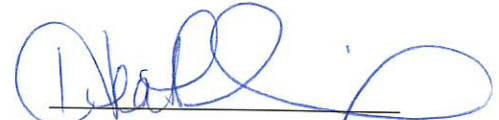
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ 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 863 SCHUYLKILL AVE, 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.

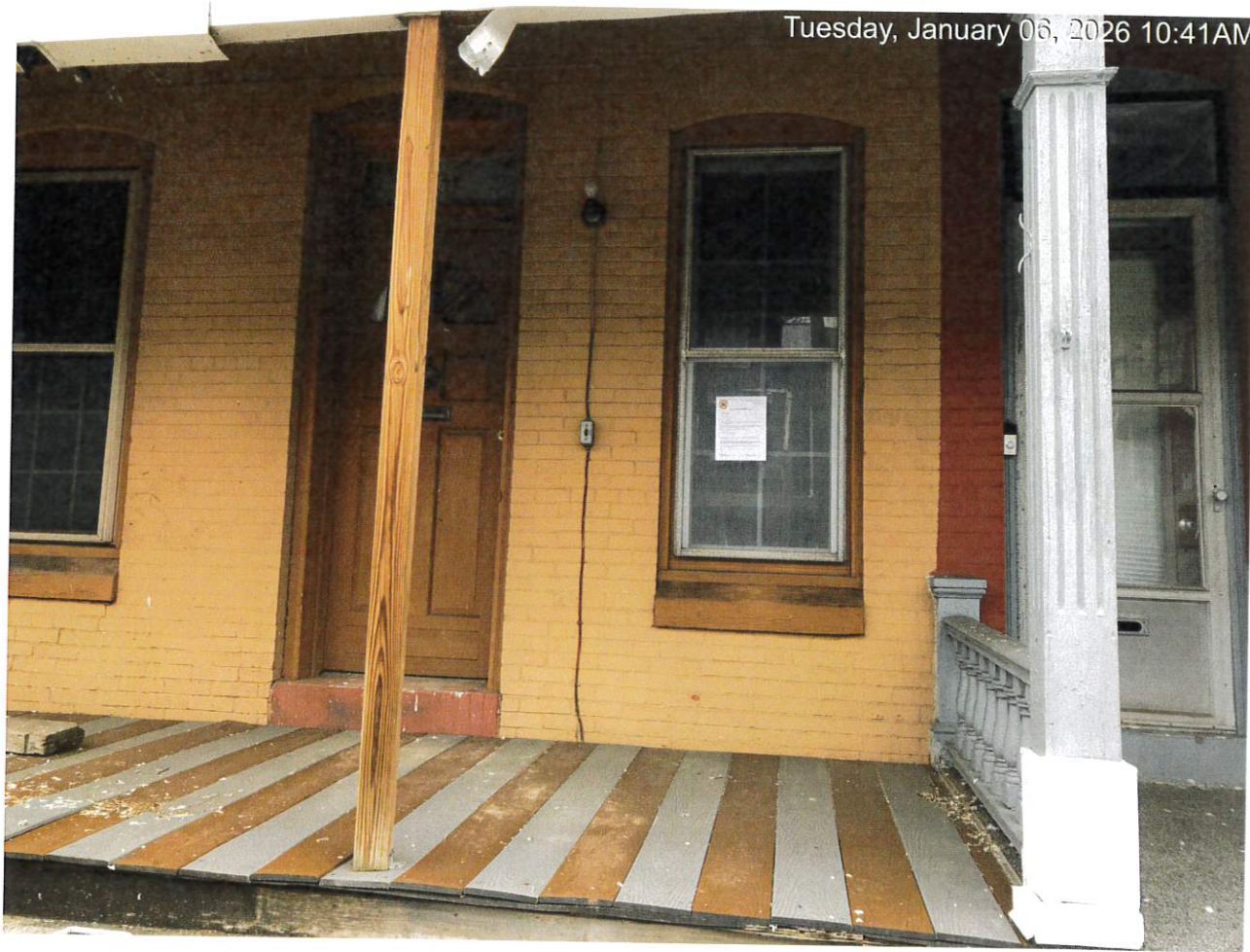
Notary Public



Commission Expires on April 17 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

Tuesday, January 06, 2026 10:41AM



Tuesday, January 06, 2026 10:41AM

Drainage Engineer ID: 151002924010-0000 01/06/2026 10:41:41 AM

CITY OF READING, PENNSYLVANIA
BLIGHTED PROPERTY REVIEW COMMITTEE
415 WASHINGTON STREET
READING, PA 19601-1000

December 31st, 2025

**DETERMINATION HEARING
REGARDING POTENTIALLY BLIGHTED PROPERTY**

OVILDO HOMES LLC
OVILDO HOMES LLC
SHILLINGTON, PA 19097

RE: 803 SCHUYLKILL AVE
Parcel #: 15139748350028

Dear OVILDO HOMES 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 25, Part 9, Sections 25-903A, 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 9th, 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 recommendations 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 administrative proceedings, fines, placement of liens on the property, and eventual sale of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Schwenke, Blight Transition Officer at hschwenke@readingpa.gov or 610-655-6311, within 24 hours of the hearing. If you require an accommodation, please provide 3-day notice.

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

Sincerely,
Heather Schwenke
199914 - Blight - BPRC Chair
Heather Schwenke - Secretary



Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

863 SCHUYLKILL AVE

Owned By: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

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 863 SCHUYLKILL AVE is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

786.84

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:

[Signature]

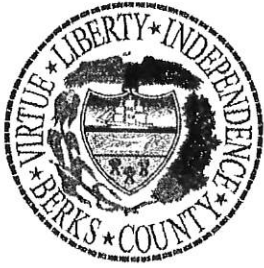
Notary Public:

[Signature]

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1003048
Member, Pennsylvania Association of Notaries

My Commission Expires on

April 17 2028



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

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.

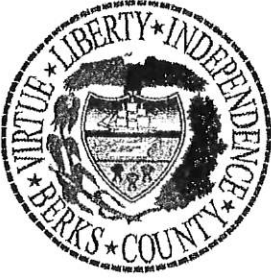
If you have any questions, please feel free to contact me at 610-478-6625, ext:5645. During normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada K Navarro
Berks County Tax Claim/Treasurer

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov



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: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607
Location: 863 SCHUYLKILL AV

PIN: 15530748357164
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
22,700

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

CARLOS BEST CONSTRUCTION LLC

	<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	189.43	18.94	0.00	168.98	377.35	278.37	98.98	0.00	
District	411.53	41.15	0.00	0.00	452.68	452.68	0.00	0.00	
School	407.01	40.70	0.00	0.00	447.71	447.71	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>
<u>Payment Type: Check</u>					
94664 / 115094	2024	04/25/2025	1,178.76	Check 22337	
Total Payment Type: Check			1,178.76		
Receipts Grand Total:			1,178.76		



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
863 SCHUYLKILL AVE

Owned By: OVIEDO HOMES LLC
229 LANCASTER AVE
SHILLINGTON, PA 19607

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 **863 SCHUYLKILL AVE** is true and correct to the best of my knowledge:

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

(9) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 3/12/25

Placarded: NO

Housing Fees Unpaid: \$ 190.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 250.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

(2) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(7) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

() QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

() QOL.013 – Storing of Waste Containers

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

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

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

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

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

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

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

() QOL.023 – Unregistered Dumpster

Sworn to and subscribed before me this 03
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:

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

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 15530748357164
OVIEDO HOMES LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
863 SCHUYLKILL AV
READING

Site Location: 863 SCHUYLKILL AV
Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
ONE FAMILY ROW HOME
Municipality: 15 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: R - Residential

Current Assessment

Tax Year	2025
Homestead	
Actual Land	9,600
Actual Building	13,100
Actual Total	22,700
Taxable Land	9,600
Taxable Building	13,100
Taxable Total	22,700

Ownership

Owner 1 OVIEDO HOMES
LLC
Owner 2
Care Of
Mailing Address 229 LANCASTER
AVE
SHILLINGTON,
PA 19607
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/25/2025	\$55,000	00 - VALID SALE	2025012153		

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

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

ADDL DEED 3 BK/INST:
ADDL DEED 3 PAGE:

Lot #:

Id	Request Type	Description	Address	Date Created
6648292	Unpermitted construction activity	Deck work on the front, some caution tape around it	863 Schuylkill Ave, Reading, PA 19601	2019-08-22 16:05:05
10455966	Property Maintenance Unpaid Fees Request	cert needed	863 Schuylkill Avenue, Reading, PA, USA	2021-07-20 09:49:28
10495182	Property Inspections Scheduling	caller is interested in purchasing a condemned property and would like more information. please call him	863 Schuylkill Avenue, Reading, PA, USA	2021-07-26 13:43:46
10604287	Property Maintenance Unpaid Fees Request	cert needed	863 Schuylkill Avenue, Reading, PA, USA	2021-08-12 08:05:51
10995036	Quality of Life Violations	They received a QOL bill #1785108, they no longer own this property sold on 9/2/2021, he would like to know if this bill can be removed from his name?	863 Schuylkill Avenue, Reading, PA, USA	2021-10-19 14:20:02
11631209	Abandoned Property	caller says the property is a hazard and also a eye sore its the first property you see when coming from the by pass. Caller says its the house on the corner.	863 Schuylkill Avenue, Reading, PA, USA	2022-03-09 08:58:46
13670645	Graffiti vandalism removal	Intersection of W Windsor St & Schuylkill Ave. brown graffiti on white wall.	863 Schuylkill Ave, Reading, PA 19601, USA	2023-05-07 19:55:25
13690303	Street light out or malfunctioning	Metal pole at southeast side of schuylkill Ave/west Windsor intersection	863 Schuylkill Ave, Reading, PA 19601, USA	2023-05-10 22:38:04
13734769	Property Maintenance Issues	Porch collapsed immediately next to sidewalk. May need cones or barricade.	863 Schuylkill Ave, Reading, PA 19601, USA	2023-05-19 13:05:53
13959536	Property Maintenance Issues	Collapsing porch is still in same condition with no barrier.	863 Schuylkill Ave, Reading, PA 19601, USA	2023-07-03 00:02:47
14861160	Property Maintenance Issues	Deteriorating building has bricks popping out of side adjacent to unblocked sidewalk	863 Schuylkill Ave, Reading, PA 19601, USA	2024-01-22 12:22:57
BT242	Unpermitted construction activity	large amount of construction material been delivery today. please verify if permits were approved or need it.	863 Schuylkill Ave, Reading, PA 19601, USA	3/20/2025 2:07pm
PMD6543	PMD Unpaid Fees Request	Cert needed	863 Schuylkill Ave, Reading, PA 19601, USA	4/22/2025 3:05pm

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 580500

Insp Type: N.O.V.

Date: 06/25/2020

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE

SHILLINGTON PA 19607

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
120	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
120	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch ,deck and balcony and appurtenances shall be maintained in good repair, with proper anchorage capable of supporting the imposed loads. repair all to an approved conditon.	

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

Inspector: MANON, NELTON

Phone: (610)655-2437 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: 215959

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 580564

Insp Type: N.O.V.

Date: 10/26/2020

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

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
120	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
120	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Every exterior stairway, porch ,deck and balcony and appurtenances shall be maintained in good repair, with proper anchorage capable of supporting the imposed loads. repair all to an approved conditon.	EXT

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

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Phone: (610)655-2437 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

Case: 215959

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 601304

Insp Type: N.O.V.

Date: 01/22/2026

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

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
	APT# FLOOR 0 EXTFRT RM#0	NOTE	if you have any questions i can be reach by email at nelton.manon@readingpa.gov or by phone at 484-955-5251 NM	
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This is to certify that a property inspection has been performed by:

Inspector: No name available

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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 604522

Insp Type: N.O.V.

Date: 12/30/2020

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

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
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

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

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 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
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 604530

Insp Type: N.O.V.

Date: 02/17/2021

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE

SHILLINGTON PA 19607

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
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

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

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 618431

Insp Type: N.O.V.

Date: 10/01/2021

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE

SHILLINGTON PA 19607

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
45	APT# FLOOR 0 EXTLFT RM#0	PR-304.10	repair/replace damaged porch and related/connected area. Note: NHS (213 N 5th St. / 610-372-8433) may be able to provide technical/financial assistance.	

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

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Phone: (610)655-6464 x

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 649300

Insp Type: N.O.V.

Date: 05/23/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE

SHILLINGTON PA 19607

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
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	PERMIT

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:

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
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 650631

Insp Type: N.O.V.

Date: 07/21/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC
Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

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
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	CITED
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	CITED

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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 215959

Inspection: 655039

Insp Type: N.O.V.

Date: 10/20/2023

Address: 863 SCHUYLKILL AV, READING 19601-

Owner Information:

Name: CARLOS BEST CONSTRUCTION LLC

Address: 229 E LANCASTER AVE
SHILLINGTON PA 19607

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
20	APT# FLOOR 0 ENTBLD RM#0	NOTE	Any questions contact inspector Roman 610-655-0208 ,cell 484-947-3211 or email me at Alexangelo.roman@readingpa.gov recheck 6/22/23 at 2pm	CITED
20	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace outside porch.permit needed from building and trades.	CITED

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

Inspector: ROMAN, ALEXANGELO

Phone: (610)655-0208 x

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