

8

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

8. 513 N. Front St., Russell Spradley, owner, 513 N. Front St, Purchased 2001

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>	_____
Notice Posted on Subject Property on	<u>1/6/26</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>\$5182⁰¹</u> Status <u>9/2025</u> (water, sewer, trash, recycling fees)	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>\$223⁰³ 2025</u> <u>Amount</u>	Amount: _____
Electric Utility Status:	<u>School</u>	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

1 Work Order 9x10x \$760 unpaid 3 GOLF trash 3 GOLF weeds

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**

RUSSELL SPRADLEY
RUSSELL SPRADLEY
READING, PA 19601

RE: 513 N FRONT ST
Parcel #: 15530765537162

Dear RUSSELL SPRADLEY,

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 Lee Keith

248F6D90432A489
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

RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

RE: 513 N FRONT ST
Parcel #: 015530765537162

Estimado RUSSELL SPRADLEY,

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:

A handwritten signature in blue ink, appearing to read "Jamie Leck Keith".

Jamie Leck Keith – BPRC Presidente

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

Linda Kelleher - Secretaria

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

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

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

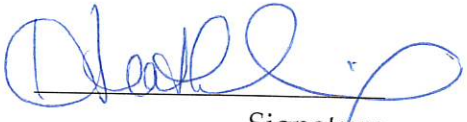
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

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

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 513 N FRONT 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

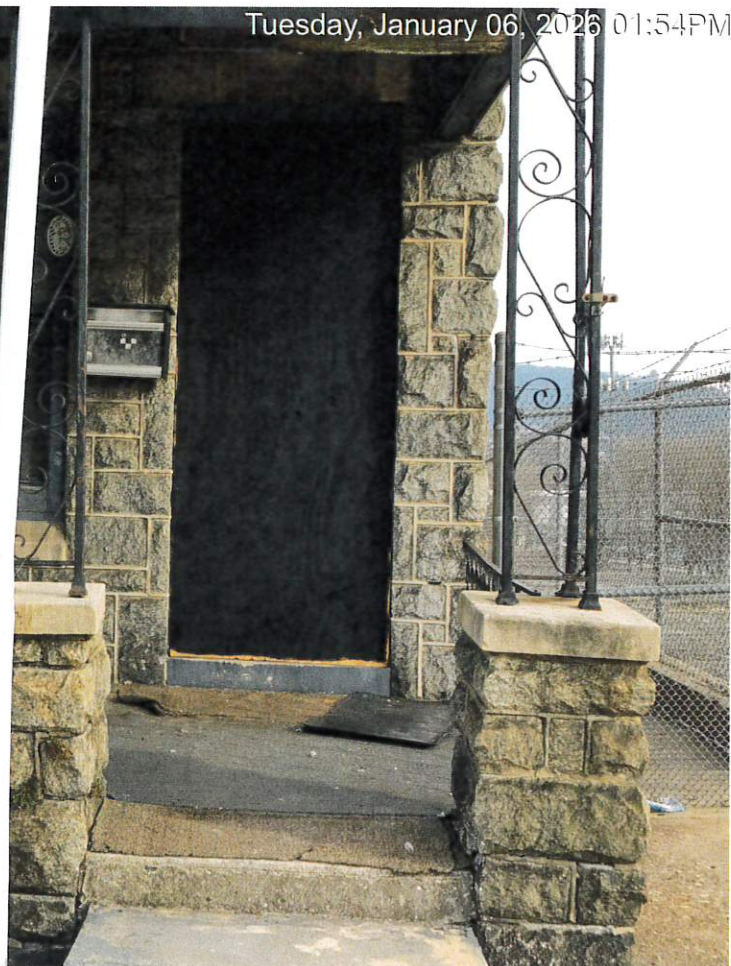
Subscribed and sworn or affirmed before me on this 23 day of Jan
2026

Notary Public



Commission Expires on April 17 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 01:54PM



Tuesday, January 06, 2026 01:54PM
BUREAU OF PUBLIC WORKS
815 WASHINGTON STREET
READING, PA 19601-3690

December 31st, 2025

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

RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

RE: 513 N FRONT ST
Parcel #: 015530765537162

Estimado RUSSELL SPRADLEY,

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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,

Signature of Jamie Keith
Jamie Keith - BPRC Presidente

Signature of Linda Kelleher
Linda Kelleher - Secretaria



Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

513 N FRONT ST

Owned By: RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

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 513 N FRONT ST is true and correct to the best of my knowledge:

Water service status: OFF

Delinquent Water Amount: 5182.01

Date of Last Water Service: 9/10/25

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:

Notary Public:

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

My Commission Expires on

April 17 2008



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: SPRADLEY RUSSELL H
513 N FRONT ST
READING, PA 19601-2728
Location: 513 N FRONT ST

PIN: 15530765537162
District: CITY OF READING - 15
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V. 18,800
Deed Book / Page 3315 / 2246

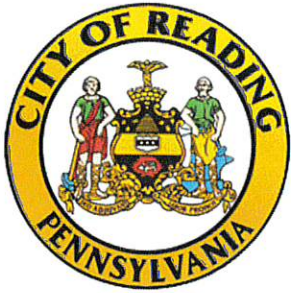
Tax Year **2024** (Regular)
SPRADLEY RUSSELL H

STATEMENT OF ACCOUNT

	<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	156.89	15.69	11.61	184.95	369.14	37.11	0.00	332.03	
District	340.83	34.08	25.29	0.00	400.20	0.00	0.00	400.20	
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total 2024 Taxes Due:								732.23	
Total Delinquent Taxes Due:								732.23	
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>					
99111 / 120856	2024	08/22/2025	37.11	Check 559312	
Total Payment Type: Check			37.11		
Receipts Grand Total:			37.11		



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
513 N FRONT ST

Owned By: RUSSELL SPRADLEY
513 N FRONT ST
READING, PA 19601

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 **513 N FRONT ST** is true and correct to the best of my knowledge:

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

(9) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 760.00

Amount in Collections: \$ 35.00

() 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:

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

- (3) QOL.001 – Accumulation of Trash
- () QOL.002 – Animal Maintenance and Waste
- () QOL.003 – Disposal of Trash/Rubbish
- (3) 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 15530765537162
SPRADLEY RUSSELL H

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
513 N FRONT ST
READING

Site Location: 513 N FRONT ST
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	6,100
Actual Building	12,700
Actual Total	18,800
Taxable Land	6,100
Taxable Building	12,700
Taxable Total	18,800

Ownership

Owner 1	SPRADLEY RUSSELL H
Owner 2	
Care Of	
Mailing Address	513 N FRONT ST READING, PA 19601
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/05/2001	\$18,500	00 - VALID SALE		3315	2246

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
PMD9041	Property Maintenance Issues	VACANT PROPERTY, HIGH WEEDS, PEOPLE ARE IN AND OUT OF PROPERTY DOING DRUGS, FRONT AND BACK DOORS ARE OPEN, RODENTS AND ROACHES ARE GOING TO THE NEIGHBORS.	513 N Front St	8/20/2025 2:59pm
PMD9895	Abandoned Property	PEOPLE COME AND GO FROM PROPERTY "SQUATTER"	513 N Front St	10/13/2025 8:58am

Case: 213604

City of Reading Property Maintenance Division Inspection Report

Inspection: 647982

Insp Type: N.O.V.

Date: 04/17/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Onwer of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 x

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

OWNER/AGENT:

FCE067

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 1 of 2

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 647982

Insp Type: N.O.V.

Date: 04/17/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: ESTRADA, RUDY

Phone: (610)655-6460 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: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 647990

Insp Type: N.O.V.

Date: 05/03/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
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10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 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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FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 647990

Insp Type: N.O.V.

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Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
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10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 649216

Insp Type: N.O.V.

Date: 05/24/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Onwer of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

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Phone: (610)655-6107 x

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Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 649216

Insp Type: N.O.V.

Date: 05/24/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

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10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 213604

City of Reading

Property Maintenance Division

Inspection Report

Inspection: 650061

Insp Type: N.O.V.

Date: 06/23/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 650061

Insp Type: N.O.V.

Date: 06/23/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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Inspector: PLACIDO, RENE

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 213604

City of Reading

Property Maintenance Division

Inspection Report

Inspection: 650711

Insp Type: N.O.V.

Date: 07/18/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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

OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 650711

Insp Type: N.O.V.

Date: 07/18/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
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Thank you for your cooperation.

Approved By:

Date/Time:

Page 2 of 2

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 653623

Insp Type: N.O.V.

Date: 09/15/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
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10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Owner of premises shall maintain exterior of property and structure.	
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OWNER/AGENT:

FCE067

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Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 653623

Insp Type: N.O.V.

Date: 09/15/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 655146

Insp Type: N.O.V.

Date: 10/31/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
10	APT# FLOOR 0 ENTBLD RM#0	NOTE	Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006	
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10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Onwer of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	Repair, replace and protect all exterior structure surfaces by approved methods.	

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Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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OWNER/AGENT:

FCE067

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

Page 1 of 2

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 655146

Insp Type: N.O.V.

Date: 10/31/2023

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H
Address: 513 N FRONT ST
READING PA 19601-2728

Property Information:

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

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
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Thank you for your cooperation.

Approved By:

Date/Time:

Case: 213604

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 657794

Insp Type: N.O.V.

Date: 01/03/2024

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
10	APT# FLOOR 0 ENTBLD RM#0	000.6		
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10	APT# FLOOR 0 ENTBLD RM#0	PR-107.6	It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-108.1.3.1	Blight process to start on property.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.2	Onwer of premises shall maintain exterior of property and structure.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Structure shall maintain property in a clean safe & sanitary conditions.	
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This is to certify that a property inspection has been performed by:

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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

OWNER/AGENT:

FCE067

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Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 213604

Inspection: 657794

Insp Type: N.O.V.

Date: 01/03/2024

Address: 513 N FRONT ST, READING 19601-

Owner Information:

Name: SPRADLEY RUSSELL H

Address: 513 N FRONT ST

READING PA 19601-2728

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

10	APT# FLOOR 0 ENTBLD RM#0	PR-304.10	repair or replace damaged front porch by approved methods.	CITED
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	repair or replace damaged windows (front & rear)	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	remove/eliminate all solid waster from exterior of property.	

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

Inspector: PLACIDO, RENE

Phone: (610)655-6107 x

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

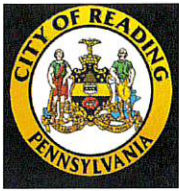
OWNER/AGENT:

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: 213604-657794**Case Type: RPA - Code Enforcement****Date Case Established: 01/03/2024**

Violation Notice

Owner: RUSSELL H SPRADLEY**Mailing Address**

RUSSELL H SPRADLEY
513 N FRONT ST
READING, PA 19601-2728

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

513 N FRONT ST
READING, PA

15530765537162

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: 0.6 - 2018 IPMC CHAPERT 301-302 & SECTION(S) & SUB-SECTION (S)

Exterior Condition(s) Compliance Property SWEEP Inspection

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 -**Violation: NOTE - NOTE**

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Please contact inspector at 610-655-6345 or email Rudy.Estrada@ReadingPA.gov to provide documentation in writing required for an extension, or to schedule a re-inspection for compliance. Service Request #13548006

Violation: PR-107.6 - TRANSFER OF OWNERSHIP

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

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - It shall be unlawful to sell property with open violation without furnishing this Notice to new owner.

Violation: PR-108.1.3.1 - BLIGHTED PROPERTY AND PUBLIC N

Definitions: For the purpose of this Part, all words used in present tense include the future tense. All words in the plural number include the singular number and all words in the singular number include the plural number, unless the natural construction of the word clearly indicates otherwise. The word "shall" is mandatory and not discretionary. The word "used" includes designated, intended, built, or arranged to be used. A. Single Property. Blighted property shall include: (1) Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes. (2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures. (3) Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property. (5) Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use. (6) Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin. (7) Any unoccupied property which has been tax



City of Reading

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19601

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Violation Notice

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

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Blight process to start on property.

Violation: PR-301.2 - RESPONSIBILITY

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Onwer of premises shall maintain exterior of property and structure.

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.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - vacant structure found unsafe and lack of sanitary conditions and may cause a blighting problem to the general public.

Violation: PR-302.1 - EXTERIOR PROPERTY CLEAN & SAFE

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Structure shall maintain property in a clean safe & sanitary conditions.

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.

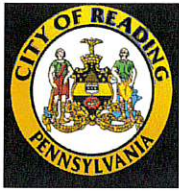
Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - Repair, replace and protect all exterior structure surfaces by approved methods.

Violation: PR-304.10 - STAIRWAYS, DECKS, PORCHES, AND

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - repair or replace damaged front porch by approved methods.

Violation: PR-304.13 - WINDOW, SKYLIGHT, AND DOOR FRA



City of Reading

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Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - repair or replace damaged windows (front & rear)

Violation: PR-308.1 - ACCUMULATION OF RUBBISH OR GAR

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

Corrective Action: 657794 - APT# FLOOR 0 ENTBLD RM#0 - remove/eliminate all solid waster from exterior of property.

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,

Danielle Martinez-Templin
Property Maint. Inspector