

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

12. 448 Mulberry St., City Construction Services LLC, owner, 41 Oak Lane, Lebanon PA, Purchased 2012
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>1/6/24</u>	_____

	Determination	Certification
Delinquent Water	Amount: <u>\$13,527.23</u> Status: <u>off 2013</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:
6 W/O Order 6x10x \$490 unpaid 3300L Trash 600L Mats/Veh Thrus
400L Indoor furn outdoors

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**

CITY CONSTRUCTION SERVICES LLC
CITY CONSTRUCTION SERVICES LLC
LEBANON, PA 17042

RE: 448 MULBERRY ST
Parcel #: 11531761027864

Dear CITY CONSTRUCTION SERVICES 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:

A handwritten signature in blue ink, appearing to read "Jamie L. Reith".

Jamie L. Reith – BPRC Chair

A handwritten signature in blue ink, appearing to read "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**

CITY CONSTRUCTION SERVICES LLC
41 OAK LN
LEBANON, PA 17042

RE: 448 MULBERRY ST
Parcel #: 011531761027864

Estimado CITY CONSTRUCTION SERVICES 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.

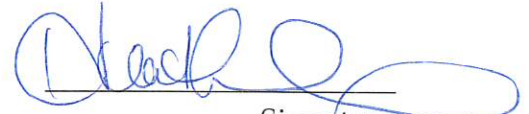
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ 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 448 MULBERRY 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

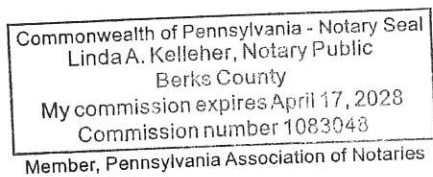
State of Pennsylvania
County of Berks

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

Notary Public



Commission Expires on April 17 2028



Tuesday, January 06, 2026 01:34PM



Tuesday, January 06, 2026 01:34PM



Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

448 MULBERRY ST

Owned By: CITY CONSTRUCTION SERVICES LLC
41 OAK LN
LEBANON, PA 17042

State of Pennsylvania

County of Berks

I Juana Santos 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 448 MULBERRY ST is true and correct to the best of my knowledge:

Water service status:

Off

Delinquent Water Amount:

13,567.23

Date of Last Water Service:

12/5/13

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.

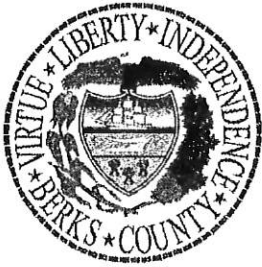
Signature of Affiant:

Notary Public:


Commonwealth of Pennsylvania - Notary Seal
Linda A. Kefener, 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



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

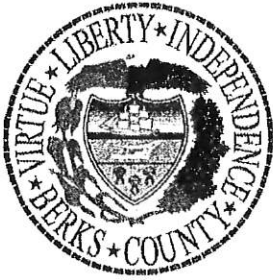
January 13, 2026

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: CITY CONSTRUCTION SERVICES LLC
41 OAK LN
LEBANON, PA 17042-9573
Location: 448 MULBERRY ST

PIN: 11531761027864
District: CITY OF READING - 11
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
10,100

Deed Book / Page
2012 / 024361

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

CITY CONSTRUCTION SERVICES LLC

Docket Year / Num: 2025 / 5399

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	84.28	8.43	2.80	195.77	291.28	291.28	0.00	0.00
District	183.10	18.31	6.04	0.00	207.45	207.45	0.00	0.00
School	181.09	18.11	5.96	0.00	205.16	205.16	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>					
99122 / 120867	2024	08/22/2025	703.89	Check 1043	
Total Payment Type: Check			703.89		
Receipts Grand Total:			703.89		



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
448 MULBERRY ST

Owned By: CITY CONSTRUCTION SERVICES LLC
41 OAK LN
LEBANON, PA 17042

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 448 MULBERRY ST is true and correct to the best of my knowledge:

(6) Work Orders (6) Unpaid (0) Paid

(6) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: _____

Placarded: Unlawful 8/20/15

Housing Fees Unpaid: \$ 340.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 150.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 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:

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

(16) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(2) QOL.003 – Disposal of Trash/Rubbish

() QOL.004 – High Grass/Weeds

(14) QOL.005 – Littering/Scattering Rubbish

(6) QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

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

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

() QOL.012 – Snow/Ice Removal

(1) QOL.013 – Storing of Waste Containers

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

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

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

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

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

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

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

() QOL.023 – Unregistered Dumpster

Notary Public:

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 11531761027864
 CITY CONSTRUCTION SERVICES LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 448 MULBERRY ST
 READING

Site Location: 448 MULBERRY ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 11 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2025
Homestead	
Actual Land	8,000
Actual Building	2,100
Actual Total	10,100
Taxable Land	8,000
Taxable Building	2,100
Taxable Total	10,100

Ownership

Owner 1 CITY CONSTRUCTION
 SERVICES LLC
 Owner 2
 Care Of
 Mailing Address 41 OAK LN
 LEBANON, PA 17042
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
06/13/2012	\$3,800	00 - VALID SALE		2012	024361

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

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

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

Lot #:
 Plan Book/Instrument:
 Plan Page:

Id	Request Type	Description	Address	Date Created
783988	Illegal Dumping	Trash being dumped into rear alley.	448 Mulberry Street, Reading, PA, 19604	2015-03-26 10:12:11
3804351	Property Maintenance Issues	trash in rear yard, premises vacant and unsecure after fire	448 Mulberry Street, Reading, PA, United States	2018-02-21 11:19:09
4082697	Trash Enforcement	ALOT OF TRASH OUTFRONT	448 Mulberry Street, Reading, PA, USA	2018-04-24 09:39:03
4352325	Over grown grass and weeds	Grass is very high and its going thru the fence onto her property. The property has been vacant for years and its not being maintained. People are throwing trash back there.	448 Mulberry Street, Reading, PA, USA	2018-06-14 14:05:48
4443823	Over grown grass and weeds	complaint about over grown grass in rear	448 Mulberry Street, Reading, PA, USA	2018-07-02 12:34:52
4500606	Over grown grass and weeds	high grass at location. it is going through the neighbors fence.	448 Mulberry Street, Reading, PA, USA	2018-07-12 08:49:38
4500610	Trash Enforcement	trash in the back yard in the midst of high grass	448 Mulberry Street, Reading, PA, USA	2018-07-12 08:50:34
4565583	Over grown grass and weeds	complaint about over grown weeds at 448 Mulberry St, the weed is pushing the fence next door.	448 Mulberry St, Reading, PA, USA	2018-07-24 11:36:39
4565594	Trash Enforcement	complaint about trash in rear of property	448 Mulberry St, Reading, PA, USA	2018-07-24 11:37:20
4604245	Over grown grass and weeds	HIGH GRASS. THE PROPERTY IF VACANT.	448 Mulberry Street, Reading, PA, USA	2018-07-31 11:50:21
4604278	Trash Enforcement	TRASH BEHIND PROPERTY. THE PROPERTY IS VACANT.	448 Mulberry Street, Reading, PA, USA	2018-07-31 11:52:31
4604308	Zoning Inquiry	VACANT PROPERTY SOMEONE IS PARKING IN THE REAR.	448 Mulberry Street, Reading, PA, USA	2018-07-31 11:54:31
4680961	Over grown grass and weeds	vacant property the trees and weeds are out of control. its been an ongoing problem	448 Mulberry Street, Reading, PA, USA	2018-08-14 11:56:06
4716545	Sewer backup	SB*	448 Mulberry Street, Reading, PA, USA	2018-08-21 08:00:00
6422596	Over grown grass and weeds	high grass - in the back	448 Mulberry Street, Reading, PA, USA	2019-07-16 10:02:44
11171828	Unsecured/Open Property	vacant, evidence of drug use in property. Needs to be boarded up and secured.	448 Mulberry Street, Reading, PA, USA	2021-11-24 08:19:31
11558381	Unsecured/Open Property	This property had its second fire this past week and people are still going in and out of the property. She says this property has been a hazard for years and the owner has never fixed the property or done anything to secure it. The neighbors would like something done about it. Needs to be secured.	448 Mulberry Street, Reading, PA, USA	2022-02-22 11:13:47
11849868	Structure	House caught fire on feb 19th and it looks like its going to collapse. Wants someone to go out and inspect the house.	448 Mulberry Street, Reading, PA, USA	2022-04-20 11:51:32
12031875	Unsecured/Open Property	UNSECURE PROPERTY, PEOPLE GOING IN THERE, YARD FULL OF DEBRIS. GOING THROUGH SIDE WINDOWS TO GET IN.	448 Mulberry Street, Reading, PA, USA	2022-05-24 12:40:44

City of Reading
Property Maintenance Division
Inspection Report

Case: 221681

Inspection: 395868

Insp Type: N.O.V.

Date: 02/25/2014

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC

Address: 41 OAK LN

LEBANON PA 17042-9573

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	downspout needs to extend to ground level and be secured	

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

Inspector: MCCULLOUGH, GREGORY

Phone: (610)371-7762 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 221681

Inspection: 426828

Insp Type: N.O.V.

Date: 03/16/2015

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC

Address: 41 OAK LN

LEBANON PA 17042-9573

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

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

Inspector: BOHN, LYNANNE

Phone: (610)655-1402 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: 221681

Inspection: 530875

Insp Type: N.O.V.

Date: 08/07/2018

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC
Address: 41 OAK LN
LEBANON PA 17042-9573

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 ENTBLD RM#0	NOTE	8/2/18- over the QOL limit 7/12/18- over the QOL limit 7/2/18- bill#1600630- QOL4 6/15/18- bill#1598652- QOL4 5/24/18- bill#1596341	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches.	

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

Inspector: SUBER, RASHIDA

Phone: (610)655-1420 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: 221681

Inspection: 530882

Insp Type: N.O.V.

Date: 08/22/2018

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC
Address: 41 OAK LN
LEBANON PA 17042-9573

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 ENTBLD RM#0	NOTE	8/2/18- over the QOL limit 7/12/18- over the QOL limit 7/2/18- bill#1600630- QOL4 6/15/18- bill#1598652- QOL4 5/24/18- bill#1596341	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.4	All premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches.	CITED

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

Inspector: SUBER, RASHIDA

Phone: (610)655-1420 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: 221681

Inspection: 658078

Insp Type: N.O.V.

Date: 01/05/2024

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC

Address: 41 OAK LN

LEBANON PA 17042-9573

Property Information:

of Commercial Units: 0

of Units: 1

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXREAR RM#0	106.6	Written request required for an extension beyond that given on the correction notice or order	
1	APT# FLOOR 0 EXREAR RM#0	180-1209.B	The City reserves the right to abate the violation if it has not been corrected within 24 hours from the time the violation was issued.	
1	APT# FLOOR 0 EXREAR RM#0	180-1209.C	If the City abates the violation directly, it will perform abatement work.	
1	APT# FLOOR 0 EXREAR RM#0	PR-106.5	If no response is received, action will be taken to abate the violation. (work order)	
1	APT# FLOOR 0 EXREAR RM#0	PR-107.6	Unlawful for the owner who has received a Notice of Violation to sell or transfer, unless owner furnished a true copy of the NOV signed and notarized or a notarized statement by new owner accepting responsibility	
1	APT# FLOOR 0 EXREAR RM#0	PR-108.2	The structure is found to be vacant & open/unsecure, the premises may be closed and secured by any available public agency or private persons & the cost thereof shall be charged against the real estate where the structure is located.	

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

Inspector: DIAZ MELENDEZ, CARLOS

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: 221681

Inspection: 658078

Insp Type: N.O.V.

Date: 01/05/2024

Address: 448 MULBERRY ST, READING 19604-

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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: 221681

Inspection: 658173

Insp Type: N.O.V.

Date: 01/08/2024

Address: 448 MULBERRY ST, READING 19604-

Owner Information:

Name: CITY CONSTRUCTION SERVICES LLC
Address: 41 OAK LN
LEBANON PA 17042-9573

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1	APT# FLOOR 0 EXREAR RM#0	PR-107.6	Unlawful for the owner who has received a Notice of Violation to sell or transfer, unless owner furnished a true copy of the NOV signed and notarized or a notarized statement by new owner accepting responsibility	
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FCE067

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City of Reading
Property Maintenance Division
Inspection Report

Case: 221681

Inspection: 658173

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