

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

21. 528 N 10th St., Invescon LLC, owner, 314 Elizabeth Dr., Reading PA, Purchased 2019

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>609.56</u> ⁶⁴ Status <u>1/6/2019</u> (water, sewer, trash, recycling fees)	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>\$1779¹⁶</u> <u>2005 City Council</u>	Amount: _____
Electric Utility Status:	<u>Schmitt</u>	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

9 Work Orders 7x10v. Failed Inspect 1/26 Placard unlabeled 2012
77575 unpaid 26 Oct Trash 10 Oct weeds 1 Oct Snow 1 Oct In long term

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**

INVESCON LLC
INVESCON LLC
READING, PA 19608

RE: 528 N 10TH ST
Parcel #: 11531761034370

Dear INVESCON 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. Keith".

Jamie L. Keith – 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

INVESCON LLC
314 ELIZABETH DR
READING, PA 19608

RE: 528 N 10TH ST
Parcel #: 011531761034370

Estimado INVESCON 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:

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

Jamie L. 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.

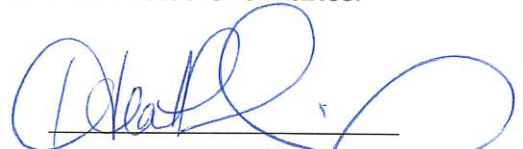
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ 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 528 N 10TH ST, Reading PA on the 10th day of January, 2026 as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

Heather Scheuring
Print Name

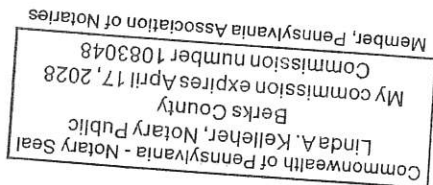
Blight/Transfer Officer
Position

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 01:28PM



Tuesday, January 06, 2026 01:28PM

Document ID: E1203679-6210-409C-8C3A-97437476794

CITY OF READING, PENNSYLVANIA
BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-9909

December 11th, 2025

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

INVESCON LLC
314 ELIZABETH DR
READING, PA 19608

RE: 528 N 10TH ST
Parcel #: 011531761034170

Estimado INVESCON LLC,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de acuerdo con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 22, Parte 9; Secciones 22-901A, 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 16th, 2026 en 5:00pm
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, formular testimonios y responder a cualquier hallazgo o designación preliminar por la Ciudad de Reading y el Consejo 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, multas, entre otras, por incumplimiento de ordenanzas, multas, colocación de grúas sobre la propiedad, eventual firma de la propiedad a favor de procedimientos de demolición inmediata.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Trámites y Denuncias, a Heather.Scheuring@readingpa.gov o al 484-605-6311, dentro de los 24 horas posteriores a la audiencia. Es necesario un intérprete por favor, avise con 7 días de anticipación.

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

Atentamente,
Linda Kelliger - Secretaria



Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

528 N 10TH ST

Owned By: INVESCON LLC
314 ELIZABETH DR
READING, PA 19608

State of Pennsylvania

County of Berks

I, Jennifer Abreu 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 528 N 10TH ST is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

\$ 6,956.64

Date of Last Water Service:

12/3/19

Trash/Recycling Delinquent Amount:

~~_____~~

Sworn to and subscribed before me this 23 day of Jan, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

~~Signature of Affiant:~~

Notary Public:

Signature of Affiant:

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: INVESCON LLC
314 ELIZABETH DR
READING, PA 19608
Location: 528 N 10TH ST

PIN: 11531761034370
District: CITY OF READING - 11
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
29,300
Deed Book / Page
2019 / 034290

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

INVESCON LLC

Docket Year / Num: 2025 / 5409

	<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	244.51	24.45	18.18	251.44	538.58	0.00	0.00	538.58
District	531.18	53.12	39.42	0.00	623.72	0.00	0.00	623.72
School	525.35	52.54	38.97	0.00	616.86	0.00	0.00	616.86

Total 2024 Taxes Due: **1,779.16**

Total Delinquent Taxes Due: **1,779.16**

GOOD THROUGH 01/13/2026

STATEMENT OF RECEIPTS

There are currently no receipts through 2024 - 2026 tax years.



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
528 N 10TH ST

Owned By: INVESCON LLC
314 ELIZABETH DR
READING, PA 19608

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 **528 N 10TH ST** is true and correct to the best of my knowledge:

(9) Work Orders (8) Unpaid (1) Paid

(7) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 1/6/26

Placarded: Unlawful 12/20/12

Housing Fees Unpaid: \$ 5,540.00

Amount in Collections: \$ 5,150.00

Miscellaneous Fees Unpaid: \$ 2,035.00

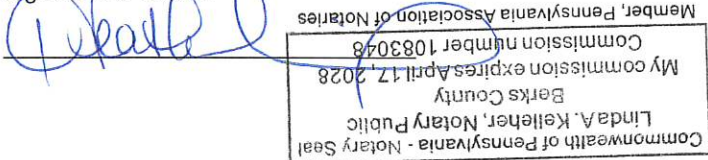
Amount in Collections: \$ 400.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

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

Signature of Affiant:



Notary Public:

[Signature]

My Commission Expires on:

April 17 2028

- (22) QOL.001 – Accumulation of Trash
- () QOL.002 – Animal Maintenance and Waste
- (1) QOL.003 – Disposal of Trash/Rubbish
- (10) QOL.004 – High Grass/Weeds
- () QOL.005 – Littering/Scattering Rubbish
- () QOL.006 – Motor Vehicle Nuisance
- () QOL.007 – Operating a Food Cart Illegally
- () QOL.008 – Operating/Vending Without Permit
- (1) QOL.009 – Outdoor Placement of Indoor Furniture
- () QOL.010 – Illegal Dumping
- () QOL.011 – Littering by Private Advertising Matter
- (1) 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
- (2) 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: 11531761034370
 INVESCON LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 528 N 10TH ST
 READING

Site Location: 528 N 10TH ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 138R - 3 STORY BRICK 2-4
 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	9,300
Actual Building	20,000
Actual Total	29,300
Taxable Land	9,300
Taxable Building	20,000
Taxable Total	29,300

Ownership

Owner 1	INVESCON LLC
Owner 2	
Care Of	
Mailing Address	314 ELIZABETH DR READING, PA 19608
Resident/Non-Resident	

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
10/04/2019	\$17,000	00 - VALID SALE		2019	034290

ADDL DEED 1 BK/INST:	4141
ADDL DEED 1 PAGE:	1857

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

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

Id	Request Type	Description	Address	Date Created
1353335	Structure	complaint; front steps are broken very unsafe	528 N 10th St, Reading, PA, United States	2016-01-21 11:52:58
1432665	Structure	another complaint; front steps are broken, very unsafe	528 N 10th St, Reading, PA, United States	2016-02-29 10:29:56
3357799	Abandoned Property	Building is vacant, has broken windows and the front door was open.	528 N 10th St, Reading, PA, United States	2017-10-25 12:18:45
3551996	Trash Enforcement	The trash is all over the place.	528 N 10th St, Reading, PA, United States	2017-12-15 15:10:46
5195237	Property Inspections Scheduling	please call Jack Nieto at 347-739-7155 he needs more time for inspection at 528 n 10th st	528 North 10th Street, Reading, PA, USA	2018-11-13 14:18:09

City of Reading
Property Maintenance Division
Inspection Report

Case: 221826

Inspection: 349149

Insp Type: N.O.V.

Date: 09/07/2012

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	secure bldg immediately(bakers alley opening at front of bldg & opening to basement from bakers alley) emergency board up order issued	

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

Inspector: CIVITARESE, ANTHONY

Phone: (610)655-6310 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: 221826

Inspection: 386751

Insp Type: N.O.V.

Date: 10/22/2013

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

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	PR-304.12	repair guard at bakers alley entrance.	WAIVED

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

Inspector: ARENTZ, TED

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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 221826

Inspection: 457148

Insp Type: N.O.V.

Date: 02/10/2016

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

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	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	repair damaged front steps to an approved safe condition.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 221826

Inspection: 459674

Insp Type: N.O.V.

Date: 03/18/2016

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

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	PR-301.3.1	The exterior of every structure shall be maintained free of broken windows, loose or deteriorating shingles, building materials, crumbling stone or brick.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-302.1	Exterior property areas are required to be maintained in a clean, safe, and sanitary condition.	
10	APT# FLOOR 0 ENTBLD RM#0	PR-304.1	The exterior of every structure shall be maintained in good repair, structurally sound and sanitary as not to pose a threat to public health, safety or welfare.	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.1	clean up and remove trash, rubbish from entire property area and maintain.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	repair damaged front steps to an approved safe condition.	
10	APT# FLOOR 0 EXTFRT RM#0	PR-304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 221826

Inspection: 507951

Insp Type: N.O.V.

Date: 10/26/2017

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 ENTBLD RM#0	PR-304.18	vacant secure at all times	

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

Inspector: BLANKENBILLER, EDWARD

Phone: (610)655-1851 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: 221826

Inspection: 605688

Insp Type: N.O.V.

Date: 01/26/2021

Address: 528 N 10TH ST, READING 19604-

Owner Information:

Name: INVESCON LLC
Address: 314 ELIZABETH DR
SINKING SPRING PA 19608

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	NOTE	please contact inspector at 610-655-6466 or email jeffrey.young@readingpa.gov	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.15	all exterior doors and hardware shall be maintained and in good condition.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	remove all peeling paint and seal all exposed wood	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.3	building shall have approved address numbers. must be visible from street and minimum of 4 inches.	

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

Inspector: YOUNG, JEFFREY

Phone: (610)655-6466 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2511-04047**Violation
Notice****Case Type: RPA - Code Case Property Maintenance****Date Case Established: 11/04/2025****Compliance Deadline: 11/18/2025****Owner: ELIEZER CORNIEL****Mailing Address**

ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

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

528 N 10TH ST
READING, PA 19604

11531761034370

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: NOTE - NOTE

Corrective Action: ANY QUESTIONS CONTACT INSPECTOR SANCHEZ 610-655-2437, CELL 484-955-5251 OR EMAIL ME AT IVAN.SANCHEZ@READINGPA.GOV
WILL RECHECK- 11/18/25 @ 2PM

Compliance Date: 11/18/2025**Violation: PR-111.1 - APPLICATION FOR APPEAL**

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Compliance Date: 11/18/2025**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: - REMOVE ALL RUBBISH/GARBAGE/DEBRIS FROM PROPERTY**Compliance Date: 11/18/2025**

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

Thank you for your cooperation.

Sincerely,

Ivan Sanchez
Property Maint. Inspector

City of Reading
Property Maintenance Division
Inspection Report

Case: 225420

Inspection: 347709

Insp Type: N.O.V.

Date: 08/21/2012

Address: 253 N 5TH ST, READING 19601-

Owner Information:

Name: FIVE KIDS PROPERTIES LLC

Address: PO BOX 224

LEESPORT PA 19533-

Historic District: CALLOWHILL

Property Information:

of Commercial Units: 1

of Units: 9

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-304.1	Entire Exterior Structure must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-305.1	Entire Interior Structure must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-306.1	Entire Building Service must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-307.1	All Hand & Guardrails must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-504.1	All Plumbing must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-505.1	Entire Water System must be rehabbed in good repair, and maintained in safe and sound condition	
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-506.1	Entire Sanitary Drainage System must be rehabbed in good repair, and maintained in safe and sound condition	

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

Inspector: GONZALEZ, ALEXANDER

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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 225420

Inspection: 347709

Insp Type: N.O.V.

Date: 08/21/2012

Address: 253 N 5TH ST, READING 19601-

Owner Information:

Name: FIVE KIDS PROPERTIES LLC

Address: PO BOX 224

LEESPORT PA 19533-

Historic District: CALLOWHILL

Property Information:

of Commercial Units: 1

of Units: 9

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

180	APT# ALL FLOOR 0 ENTBLD RM#	PR-507.1	Entire Storm Drain System must be rehabbed in good repair, and maintained in safe and sound condition
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-607.1	All Duct Work must be rehabbed in good repair, and maintained in safe and sound condition
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-702.1	All Means of Egress must be rehabbed in good repair, and maintained in safe and sound condition
180	APT# ALL FLOOR 0 ENTBLD RM#	PR-704.1	Entire Fire Protection System must be rehabbed in good repair, and maintained in safe and sound condition

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

Inspector: GONZALEZ, ALEXANDER

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:

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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: 225420

Inspection: 355503

Insp Type: N.O.V.

Date: 11/16/2012

Address: 253 N 5TH ST, READING 19601-

Owner Information:

Name: FIVE KIDS PROPERTIES LLC

Address: PO BOX 224

LEESPORT PA 19533-

Historic District: CALLOWHILL

Property Information:

of Commercial Units: 1

of Units: 9

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Permit(s) must be pulled to properly install windows that are missing.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Permits must be pulled to properly repair roof so that is does not cause damage to inside of building & neighboring property	CITED

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

Inspector: GONZALEZ, ALEXANDER

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).

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Approved By: _____

Date/Time: _____

FCE067