

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

24. 119 W Elm St., Aly Jose Veras Fernandez & Katherine Munoz Cury , owner, PO Box 108 Trexlertown PA, purchased 2021

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>\$10368.98</u> Status: <u>1/1/2010</u> (water, sewer, trash, recycling fees)	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>\$8668.10</u> <u>2025 LeComme School</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____
Building Trades Condition Determination: _____		

Building Trades Condition Certification: _____		

Property Maintenance Condition Determination:		
<u>7 Work Order 10 Nov Failed Inspect 2018 \$2640 unpaid 8000 Trasl</u>		
<u>12000 Alreds 1000 Snow</u>		
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**

JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
READING, PA 19601

RE: 119 W ELM ST
Parcel #: 6530773514854

Dear JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY,

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

JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
119 W ELM ST
READING, PA 19601

RE: 119 W ELM ST
Parcel #: 06530773514854

Estimado JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY,

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 that reads "Jamie L. Keith".

Jamie L. Keith – BPRC Presidente

A handwritten signature in blue ink that reads "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 119 W ELM 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

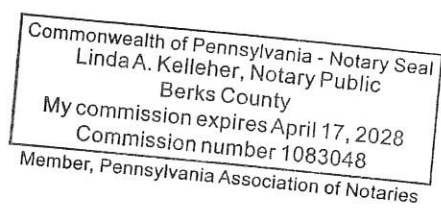
State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 03 day of Jan,
2026

Notary Public



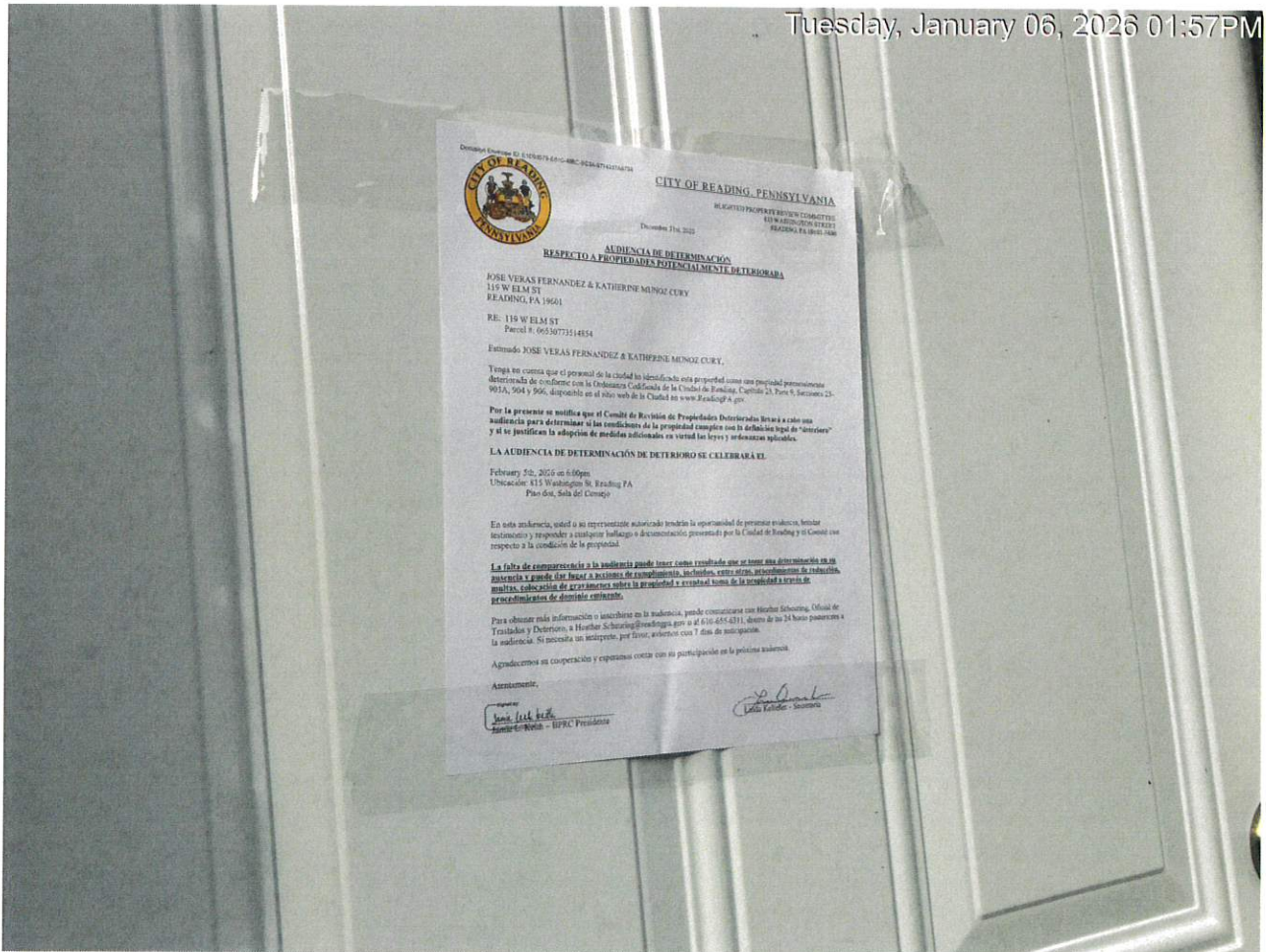
Commission Expires on April 17 2028



Tuesday, January 06, 2026 01:57PM



Tuesday, January 06, 2026 01:57PM





Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

119 W ELM ST

Owned By: JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY

119 W ELM ST

READING, PA 19601

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 119 W ELM ST is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

\$10,368.98

Date of Last Water Service:

3/25/10

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 23 day of Jan, 2028 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

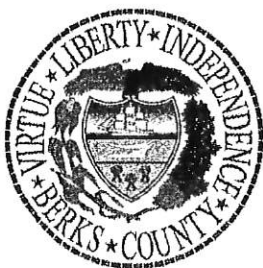
Signature of Affiant:

Notary Public:

My Commission Expires on

April 17 2028

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



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

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

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

NICOLE E. BLANDING, Tax Claim Director

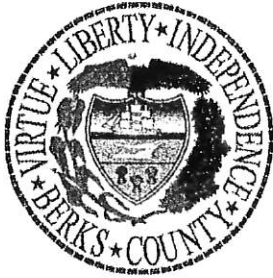
January 13, 2026

I, **Ada Navarro**, in my capacity as an employee of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Statement of Accounts are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

If you have any questions, please feel free to contact me a 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: FERNANDEZ ALY JOSE VERAS & CURY
KATHERINE MUNOZ
119 W ELM ST
READING, PA 19601
Location: 119 W ELM ST

PIN: 06530773514854
District: CITY OF READING - 06
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
13,800

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ

Docket Year / Num: 2025 / 4979

	<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	115.16	11.52	8.55	147.31	282.54	0.00	0.00	282.54
District	250.18	25.02	18.54	0.00	293.74	0.00	0.00	293.74
School	247.43	24.74	18.36	0.00	290.53	0.00	0.00	290.53
Total 2024 Taxes Due:								866.81

Total Delinquent Taxes Due: **866.81**

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
119 W ELM ST

Witnessed By: JOSE VERAS FERNANDEZ & KATHERINE MUNOZ CURY
119 W ELM 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 **119 W ELM ST** is true and correct to the best of my knowledge:

(7) Work Orders (2) Unpaid (5) Paid

(10) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 9/28/18

Placarded: NO

Housing Fees Unpaid: \$ 640.00

Amount in Collections: \$ 250.00

Miscellaneous Fees Unpaid: \$ 2,000.00

Amount in Collections: \$ 1,600.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N)

(8) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(12) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

() QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

(1) QOL.012 – Snow/Ice Removal

() QOL.013 – Storing of Waste Containers

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

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

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

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

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

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

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

() QOL.023 – Unregistered Dumpster

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 1033048
Member, Pennsylvania Association of Notaries

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 06530773514854
 FERNANDEZ ALY JOSE VERAS &
 CURY KATHERINE MUNOZ

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 119 W ELM ST
 READING

Site Location: 119 W ELM ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 06 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2025
Homestead	
Actual Land	4,900
Actual Building	8,900
Actual Total	13,800
Taxable Land	4,900
Taxable Building	8,900
Taxable Total	13,800

Ownership

Owner 1 FERNANDEZ ALY
 JOSE VERAS &
 Owner 2 CURY KATHERINE
 MUNOZ
 Care Of
 Mailing Address 119 W ELM ST
 READING, PA 19601
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
05/17/2021	\$12,500	00 - VALID SALE	2021024609		

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:

Id	Request Type	Description	Address	Date Created
1256231	Graffiti vandalism removal	On front of house	119 W Elm St, Reading, PA 19601	2015-11-20 00:57:12
3271939	Unsecured/Open Property	The neighbors are seeing people coming and going from this vacant property there is liquor bottles and mattress on the floor. Could someone go out there and secure the property.	119 W Elm St, Reading, PA, United States	2017-10-04 13:30:35
4292535	Roofs/Drainage	neighbor complaint that property next door 119 W Elm St do not have gutters and water is going into his side.	119 West Elm Street, Reading, PA, USA	2018-06-04 14:03:25

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 374559

Insp Type: N.O.V.

Date: 06/05/2013

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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	PR-108.2	If the structure is open and unsecure, and unfit for human occupancy, the code official is authorized to post a placard of condemnation on the premises to be closed and secured through any available public agency	
120	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, sanitary, and secure condition as provided herein so as not to cause a blighting problem or adversely affect the public health of safety	

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: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 483956

Insp Type: N.O.V.

Date: 12/29/2016

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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
		PR-308.1		
30	APT# FLOOR 0 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.10	Repair second floor rear deck	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.13.2	Repair all damaged windows.	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.15	repair doors in rear	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
30	APT# FLOOR 0 EXFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.10	Install missing steps in front property	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.3	Install number in front property	
30	APT# FLOOR 0 EXFRT RM#0	PR-304.7	Install missing downspout	
	Exterior Rear.	PR-308.1	Remove all rubbish and trash from exterior rear. 30 Days to comply.	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 483968

Insp Type: N.O.V.

Date: 01/31/2017

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.10	Repair second floor rear deck	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.13.2	Repair all damaged windows.	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.15	repair doors in rear	
30	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove trash and rubbish from all exterior property.	OPEN
30	APT# FLOOR 0 EXTFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.10	Install missing steps in front property	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.3	Install number in front property	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 486058

Insp Type: N.O.V.

Date: 02/08/2017

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

Property Information:

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

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
	APT# FLOOR 0 EXREAR RM#0	PR-301.3.1	Exterior rear must be maintained in good repairs	
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	APT# FLOOR 0 EXREAR RM#0	PR-304.2	Woodworks must be repaired	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	Remove trash and rubbish from all exterior property.	CITED
	APT# FLOOR 0 EXFRT RM#0	PR-301.3.1	Exterior property must be maintained in good repairs	
	APT# FLOOR 0 EXFRT RM#0	PR-304.10	Install missing steps in front property	
	APT# FLOOR 0 EXFRT RM#0	PR-304.2	scrape peeling paint on brick walls and door and window frames.	
	APT# FLOOR 0 EXFRT RM#0	PR-304.3	Install number in front property	
	APT# FLOOR 0 EXFRT RM#0	PR-304.7	Install missing downspout	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 609600

Insp Type: N.O.V.

Date: 04/19/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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 EXTFRT RM#0	NOTE	Please contact inspector at 610-371-7780 or email at george.delrio@readingpa.gov	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout, must be maintained in good repair. Discharge of water to be maintained in manner that does not create a public nuisance.	

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

Inspector: DELRIO, GEORGE

Phone: (610)371-7781 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: 202106

Inspection: 609602

Insp Type: N.O.V.

Date: 05/25/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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 EXTFRT RM#0	NOTE	Please contact inspector at 610-371-7780 or email at george.delrio@readingpa.gov	
30	APT# FLOOR 0 EXTFRT RM#0	PR-304.7	Install missing downspout, must be maintained in good repair. Discharge of water to be maintained in manner that does not create a public nuisance.	CITED

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

Inspector: DELRIO, GEORGE

Phone: (610)371-7781 x

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

OWNER/AGENT:

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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 622093

Insp Type: N.O.V.

Date: 10/12/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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	NOTE	inspector contact jarel.melendez@readingpa.gov or call 610 655 6252. Extention may be granted with proper documentation. Will recheck violation 10/18/21	
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	it is the responsibility of the property owner to maintain exterior in compliance with code requirements	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	remove and properly dispose of all trash and rubbish from the rear of structure.	
5	APT# FLOOR 0 EXREAR RM#0	PR-308.3	disposal of garbage shall be done in a clean and sanitary manner. You cannot store all the garbage in the rear yard, a dumpster is required for that amount of waste.	

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

Inspector: MELENDEZ, JAREL

Phone:

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
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 622129

Insp Type: N.O.V.

Date: 10/18/2021

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ
Address: 115 W ELM ST
READING PA 19601-

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	NOTE	inspector contact jarel.melendez@readingpa.gov or call 610 655 6252. Extention may be granted with proper documentation. Will recheck violation 10/18/21	
1	APT# FLOOR 0 EXREAR RM#0	PR-301.2	it is the responsibility of the property owner to maintain exterior in compliance with code requirements	CITED
5	APT# FLOOR 0 EXREAR RM#0	PR-308.1	remove and properly dispose of all trash and rubbish from the rear of structure.	CITED
5	APT# FLOOR 0 EXREAR RM#0	PR-308.3	disposal of garbage shall be done in a clean and sanitary manner. You cannot store all the garbage in the rear yard, a dumper is required for that amount of waste.	CITED

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

Inspector: MELENDEZ, JAREL

Phone:

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
Property Maintenance Division
Inspection Report

Case: 202106

Inspection: 649102

Insp Type: N.O.V.

Date: 05/17/2023

Address: 119 W ELM ST, READING 19601-

Owner Information:

Name: FERNANDEZ ALY JOSE VERAS & CURY KATHERINE MUNOZ

Address: 115 W ELM ST

READING PA 19601-

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
60	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	All wood trim in front and rear of property must be painted.	

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

Inspector: MELENDEZ, MELVIN

Phone: (610)655-6106 x

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

OWNER/AGENT:

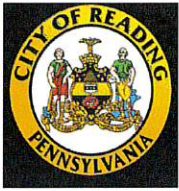
Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors,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

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2601-00181**Violation
Notice****Case Type: RPA - Code Case Property Maintenance****Date Case Established: 01/14/2026****Compliance Deadline: 04/17/2026****Owner: CURY KATHERINE MUNOZ FERNANDEZ ALY JOSE VERAS &****Mailing Address**

CURY KATHERINE MUNOZ FERNANDEZ ALY JOSE VERAS &
115 W ELM ST
READING, PA 19601

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

119 W ELM ST
READING, PA 19601

06530773514854

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

Violation: PR-304.2 - PROTECTIVE TREATMENT

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Corrective Action: Exterior Front: All wood trim including window sills must have a protective coating applied. (Painted)**Compliance Date:** 04/17/2026

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Thank you for your cooperation.

Sincerely,

Mel Melendez
Property Maint. Inspector