Code & License Appeals Board
Tuesday, December 1, 2026
Continuation of Nov 17th, 2026 Appeal
528 N 10th Fines/Fees
Hybrid Meeting
Council Chambers – immediately following 3 pm
Business License Revocation Hearing
Agenda

Public Comment Instructions:

- To comment at the meeting, citizens can register by calling or emailing the City Clerk's Office by noon on the day of the meeting or register at the hearing. Instructions to access the virtual meeting app or dial-in will be provided upon registration. Call 610-655-6205 or e-mail **council@readingpa.gov**
- Public comment for meetings will also be accepted in writing by noon on the day of the meeting through an e-mail to **council@readingpa.gov**. The message must clearly be marked as Public Comment. The comment received in writing will be read into the record at the meeting.
- Those speaking should limit their comments to no longer than 3 minutes

Join from PC, Mac, iPad, or Android:
https://readingpa.zoom.us/j/8968919106?pwd=gvXXHmBzkFa6QR81EYHHO9dl3zUijt.1
Passcode:969784
Phone one-tap: +16465588656

I. Call to Order – M. Cianciosi, Chair

- **Continuation of Appeal for unpaid fines, fees and work orders at 528 N 10th St.**

II. Public Comment

III. Continuation of Appeal Hearing – 528 North 10th St., Invescon LLC (owner)
Unpaid Work Orders, QoL Violations and Registration and Inspections Fines/Fees

- **Review invoices from Property Maintenance**
- **Review invoices from Invescon LLC**
- **Deliberate**
- **Announce Decision**

IV. Adjourn

VII. Adjourn

MediaNews Group
21ST CENTURY media adtaxi
READING EAGLE

Campaign No.	178854
Today's Date	10/30/2026
P.O. Number	
Sales Rep	

bill-to

CITY OF READING - LINDA
ATTN: ACCOUNTS PAYABLE
READING, PA 19601
Tel: 610 655-6076
Account No: 336188

advertiser

CITY OF READING - LINDA
ATTN: ACCOUNTS PAYABLE
READING, PA 19601
Tel: 610 655-6076
Account No: 336188

Campaign Summary

Description	Code & License Appeals Bd 528 N 10th 11-17-26
Start Date	11/9/2026
End Date	11/9/2026
Currency	

Cost Summary

Total	**$118.39**

DATE: October 30, 2026
FROM: Linda A. Kelleher, City Clerk

Please place the following ad in the Reading Eagle Times in the Public Notice Section on November 9th , 2026 Account # 336188

City of Reading
Code & License Appeal Board Meeting
DCR Appeal for 528 N 10th St
Tuesday, November 17, 2026
3 pm

The City of Reading City Council Code & License Appeals Board will be meeting on Tuesday, November 17, 2026 at 3 pm to consider the appeal of Quality-of-Life violations, Work Order fees and Registration and Inspection fees issued to 528 N 10th St. owned by Invescon LLC.

The hearing will be hybrid with the login information provided on the agenda posted on the City's website readingpa.gov. The meeting will be in Council Chambers, City Hall, 815 Washington St, Reading PA for those who choose to attend in person. For additional information or to register for the meeting, please call 610-655-6204 or email council@readingpa.gov.

Linda A. Kelleher CMC
City Clerk

November 4, 2026

Dear Resident or Property Owner:

This is to advise you that the owner of 528 North 10th Street, Invescon LLC has appealed against the issuance of Property Maintenance Quality of Life violations, fines and inspection fees to the City of Reading Code & License Appeals Board. You, as a resident of this neighborhood, can testify in support or opposition of this appeal at the hearing scheduled for Tuesday, November 17th at 3 pm in Council Chambers, City Hall at 815 Washington Street.

You should use the 8th St entrance for access to City Hall, proceed up the stairs to the first level and turn to the right and continue down the hallway to the elevators. Take the elevator to the 2nd floor and turn right. Please be prompt.

A hybrid option is also available if you are unable to attend in person. If you wish to use the hybrid option, please advise the City Clerk at council@readingpa.gov at least one day prior to the hearing date. You can also access the meeting link that will be posted on the City's website at Readingpa.gov/Boards Commissions/CodeLicenseAppealsBoard.

We encourage you to take this opportunity to provide input during the hearing.

Sincerely

Linda A, Kelleher, City Clerk

Resident
544 N 10th St
Reading, PA 19604

Resident
542 N 10th St
Reading, PA 19604

Resident
540 N 10th St
Reading, PA 19604

Resident
538 N 10th St
Reading, PA 19604

Resident
536 N 10th St
Reading, PA 19604

Resident
534 N 10th St
Reading, PA 19604

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513 N 10th St
Reading, PA 19604

Resident
511 N 10th St
Reading, PA 19604

Resident
509 N 10th St
Reading, PA 19604

528 N 10TH ST

SUPPORT DOCUMENTS

PAGES 1 TO 8

- APPPEAL NOTICE RECEIVED
- PAID APPEAL FEE RECEIPT
- BERKS COUNTY RECORDS
- APPEAL DENIED
- HUSING REGISTRATION
- INSPECTION FEE SUMMARY
- SWORN AFFIDAVIT
- INVOCE SUMMARY
- AFFIDAVID SUPPORT FOR MULTIPLE PROPERTIES
- LAST INSPECTION REPORT
- PICTURES SHOWIN PROPERTY CONDITIONS
- CITATIONS ISSUED

Property Maintenance Division Review/ Apparel Form:

1. Name: Invescon LLC

3. Property Address Of Appeal:

   528 N 10th St. Reading PA 19604

4. Reason For Appeal:

Hello, I am writing to respectfully ask for your help reviewing the $13,500.13 in fees currently on our property's account, which includes charges for 10 work orders. Our goal is to completely rehab this property and make it a great addition to the neighborhood, and we are hoping we can work together to resolve this balance.

We are honestly a bit confused by the 10 work orders. Whenever the city reached out about cleaning or the grass in the backyard, I personally went out and took care of it, making sure the yard was closed and secured. Because I handled this myself, we have no record of the city actually needing to step in and complete work orders. Additionally, we kept getting charged for continuous monthly inspections that we repeatedly asked to have canceled, as the property was still in the rehab process and the inspections seemed unnecessary at the time.

We want to maintain a great relationship with the city. If there is any consideration or leniency you can offer to help reduce these costs, I am more than willing to clear the account and pay off the newly agreed-upon balance right away. We just need a little help getting the fees to a manageable place so we can move forward, get this account cleared, and finish rehabbing the property.

City of Reading
Treasury Office
815 Washington Street
Reading, PA 19601
877-727-3234
Welcome

10/23/2026 08:24AM Noemi T.
Receipt Number: 000039981
001370-0002

INVOICE
INVESCON LLC, (ELIEZER CORNIEL)
221826-656065
2026 INV-00069631
Fee assessed for
processing an appeal $100.00

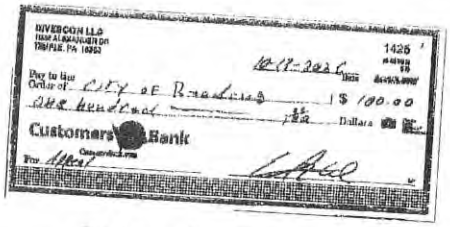
$100.00

Subtotal $100.00
Total $100.00

Tenders
CHECK
Check Number1425 $100.00

Change due $0.00

Paid by: INVESCON LLC, (ELIEZER CORNIEL)



Thank you for your payment

CUSTOMER COPY

BERKS COUNTY, PENNSYLVANIA
PARCEL: 11531761034370
INVESCON LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
528 N 10TH ST 19604
READING

Parcel

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	2026
Homestead	HOMESTEAD NOT ENROLLED
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

Additional Deed References

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:	
Lot #:	

Property Maintenance Division
Review/Appeal Form

OFFICE USE
Date Received: 8/10/26
By: N.B.

Purpose: Written form of appeal per City of Reading Ordinance.

1. **APPELLANT INFORMATION**

NAME: Invescon LLC

EMAIL: Corniel2@hotmail.com

ADDRESS: 314 Elizabeth Drive, Sinking Spring PA 19608

PHONE: 484-400-5654

☐ **Please check box if change of address**

2. **SUBJECT OF APPEAL:**

Dispute of 10 work orders and request for fee reduction

3. **PROPERTY ADDRESS OF APPEAL:**

528 N 10th St. Reading, PA 19604

4. **REASON FOR APPEAL:**

Please see the attached page for the detailed reason for appeal

I hereby verify that the information provided on this application is true and correct to the best of my knowledge, information and belief. I understand that false statements made herein are subject to penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities.

Signature of Property Owner/Partner/Officer (Required)

Owner
Title (of Partner/Officer if applicable)

Eliezer Corniel
Print Name

8-10-2026
Date

5. **APPLICATION**

Mail/drop off to: Property Maintenance Office, 815 Washington Street RM 1-30, Reading PA 19601 **/Fax:** 610.655.6525 **/Email:** Propertyinspections@readingpa.gov Subject Heading: Appeal

CITY OF READING • PROPERTY MAINTENANCE DIVISION

APPLICATION
HOUSING REGISTRATION

Vacant

OK 128

Follow Instructions listed on Instruction Sheet, for further information call 1-877-727-3234

WHEN COMPLETED, MAIL TO:

CITY OF READING
Property Maintenance Division
815 WASHINGTON STREET, RM 1-30
READING PA 19601-3618

USE A SINGLE CHECK OR MONEY ORDER FOR ALL FEES, PAYABLE TO "CITY OF READING"

OFFICE USE
DATE RECEIVED 10/12/21
INITIALS YC

PURPOSE: Owners of residential and mixed-use parcels are required to apply for a housing registration issued by the City of Reading Property Maintenance Division. Housing registration is **required within 30 days** of the change of ownership or change of use and annually thereafter.

1. APPLICATION TYPE
☑ New Owner ☐ Reinstatement ☐ Change of use

2. Property Address	City	State	ZIP Code
528 N 10TH ST	READING	PA	19604

3. Property increase or decrease in units? From # 2 to # 2 ☐ N/A

4. Owner Name (First, Last)	5. Owner Mailing Address	City	State	ZIP Code
Invescon LLC	314 Elizabeth Dr	Sinking Spr	PA	19608

6. Owner Daytime phone No.	7. Owner Mobile phone No.	8. Owner FAX No.	9. Owner E-Mail Address
(484) 4005654	( ) -	( ) -	cornjela@Hotmail.com

10. IDENTIFICATION (Please provide copy)
☐ Driver's License ☐ Passport ☐ State or Government ID

11. Federal E.I.N. *(Needed for Incorporated businesses)*	12. Business Privilege License Number *(Needed for rental properties)*
46 420 4007	

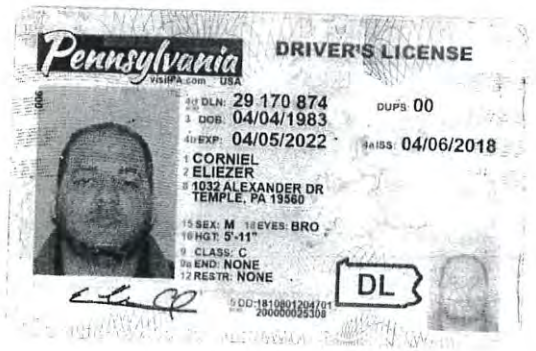
13. RESPONSIBLE LOCAL AGENT required if owner lives 25 miles outside the City of Reading (Ordinance §308-110)
(Please provide copy) ☐ Driver's License ☐ Passport ☐ State or Government ID

14. Name [OFFICE USE] [Hansen ID]	15. Address	City	State	ZIP Code

16. Daytime phone No.	17. Mobile phone No.	18. FAX No.	19. E-Mail Address
( ) -	( ) -	( ) -	

20. PROPERTY CLASSIFICATION *(required documents)*	NUMBER OF UNITS	OCCUPANCY STATUS
OWNER OCCUPIED SINGLE FAMILY DWELLING *(you are the owner & live at the property)*	1	☐ Occupied GO TO LINE #23
FAMILY OCCUPIED HOUSE *(you are the owner but a family member lives at the property)*	1	☐ Occupied GO TO LINE #22
HOUSE *(you own a single family home but do not live at the property)*	1	☐ Vacant ☐ Occupied
APARTMENT *(multi-unit property)*	2	☑ Vacant ☐ Occupied ☐ Owner Occupied
MIXED USED *(commercial & residential property)*	# ____ Commercial	☐ Vacant ☐ Occupied
	# ____ Residential	☐ Vacant ☐ Occupied ☐ Owner Occupied
OTHER:		☐ Vacant ☐ Occupied

10/17/19


Pennsylvania
VISITPA.com USA
DRIVER'S LICENSE
4d DLN: 29 170 874
DUPS: 00
3 DOB: 04/04/1983
4b EXP: 04/05/2022
4a ISS: 04/06/2018
1 CORNIEL
2 ELIEZER
8 1032 ALEXANDER DR
TEMPLE, PA 19560
15 SEX: M
18 EYES: BRO
16 HGT: 5'-11"
9 CLASS: C
DL
9a END: NONE
12 RESTR: NONE
5 DD: 181080120470120000002530

DSCB:15-8913-2

4. *Strike out if inapplicable term*
A member's interest in the company is to be evidenced by a certificate of membership interest.

5. *Strike out if inapplicable:*
Management of the company is vested in a manager or managers.

6. The specified effective date, if any is: 11/01/2013
month date year hour, if any

7. *Strike out if inapplicable:* The company is a restricted professional company organized to render the following restricted professional service(s):
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

8. For additional provisions of the certificate, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the organizer(s) has (have) signed this Certificate of Organization this
1st day of November, 2013.

Signature

Signature

Signature

Fee Summary for License 4005280H

528 10TH ST

Bill #	Bill Date	Year	Fee Amount	Amount Paid	Fee Description
00063135	01/22/2026	2026	$90.00	$0.00	Calculated: $150
00063134	01/22/2026	2025	$150.00	$0.00	Calculated: $150
00063134	01/22/2026	2025	$90.00	$0.00	Calculated: $150
00063133	01/22/2026	2024	$150.00	$0.00	Calculated: $150
1859657	01/28/2023	2023	$150.00	$0.00	HOUSING REGISTRATION RENEWAL
1814445	02/06/2022	2022	$100.00	$0.00	HOUSING REGISTRATION RENEWAL
1768037	01/31/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1756353	01/01/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1783194	08/29/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1786131	09/28/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1780143	07/30/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1765346	01/29/2021	2021	$150.00	$0.00	HOUSING REGISTRATION RENEWAL
1769800	03/02/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1773148	05/01/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1777777	06/30/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1775290	05/31/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1771569	04/01/2021	2021	$250.00	$0.00	ILLEGAL UNIT PENALTY
1732284	07/05/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1729012	05/06/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1736521	09/03/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1734560	08/04/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1743283	11/02/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1730570	06/05/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1728601	04/21/2020	2020	$100.00	$0.00	ILLEGAL UNIT PENALTY
1738587	10/03/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
			$7,220.00	**$590.00**	

Total Due: $6,630.00

Fee Summary for License 4005280H

528 10TH ST

Bill #	Bill Date	Year	Fee Amount	Amount Paid	Fee Description
1745812	12/02/2020	2020	$250.00	$0.00	ILLEGAL UNIT PENALTY
1721177	01/24/2020	2020	$150.00	$0.00	HOUSING REGISTRATION RENEWAL
1788815	10/13/2021	2019	$100.00	$100.00	HOUSING REGISTRATION FEE
1664766	01/18/2019	2019	$90.00	$90.00	HOUSING REGISTRATION RENEWAL
1594848	05/11/2018	2018	$100.00	$100.00	HOUSING REGISTRATION FEE
1569394	12/21/2017	2018	$150.00	$0.00	HOUSING REGISTRATION RENEWAL
1498455	01/12/2017	2017	$100.00	$0.00	HOUSING REGISTRATION FEE
1388848	12/24/2015	2016	$100.00	$0.00	HOUSING LICENSE FEE
1331319	02/06/2015	2015	$100.00	$0.00	HOUSING LICENSE FEE
1249253	02/16/2014	2014	$100.00	$100.00	HOUSING LICENSE FEE
695904	02/22/2013	2013	$100.00	$0.00	RENTAL HOUSING LICENSE FEE
583901	02/14/2012	2012	$100.00	$0.00	RENTAL HOUSING LICENSE FEE
552812	11/01/2011	2011	$100.00	$0.00	RENTAL HOUSING LICENSE FEE
480159	09/30/2010	2010	$200.00	$0.00	RENTAL HOUSING LICENSE FEE
412523	10/01/2009	2009	$50.00	$0.00	RENTAL HOUSING LICENSE FEE
419909	11/04/2009	2008	$100.00	$100.00	RENTAL HOUSING LICENSE FEE
318117	04/10/2008	2007	$50.00	$50.00	RENTAL HOUSING LICENSE FEE
267394	02/22/2007	2006	$50.00	$50.00	RENTAL HOUSING LICENSE FEE

$7,220.00 **$590.00**

Total Due: $6,630.00

Fee Summary for Case 221826

528 10TH ST

Bill #	Bill Date	Fee Amount	Amount Paid	Fee Description
1894729	11/20/2023	$400.00	$0.00	NO SHOW
1869813	05/22/2023	$400.00	$0.00	NO SHOW
1863617	02/07/2023	$400.00	$0.00	NO SHOW
1830606	08/11/2022	$400.00	$0.00	NO SHOW
1822312	04/12/2022	$150.00	$0.00	1 UNIT 2 YEAR INITIAL FEE
1821884	04/06/2022	$400.00	$0.00	RESCHEDULE RE-INSPECTION-3RD OCCURRENCE
1775065	05/27/2021	$400.00	$0.00	NO SHOW
1758012	01/26/2021	$400.00	$0.00	NO SHOW
1738749	10/06/2020	$400.00	$0.00	NO SHOW
1726914	03/06/2020	$35.00	$0.00	QOL VIOL
1726914	08/10/2026	$35.00	$0.00	QOL VIOL
1726892	03/06/2020	$250.00	$0.00	NO SHOW
1701791	11/27/2019	$150.00	$0.00	NO SHOW
1680158	06/03/2019	$350.00	$350.00	2 YEAR NON COMPLIANCE PENALTY
1680157	06/03/2019	$140.00	$140.00	1 UNIT - 2 YEAR RE-INSPECTION FEE
1674961	04/05/2019	$75.00	$75.00	QOL VIOL
1671541	02/28/2019	$35.00	$35.00	QOL VIOL
1670438	02/19/2019	$168.00	$168.00	WORK ORDER FEE
1669999	02/11/2019	$0.00	$0.00	QOL VIOL
1603392	08/01/2018	$165.00	$165.00	2 UNIT 2 YEAR INSPECTION FEE
1559656	12/19/2017	$35.00	$0.00	QOL VIOL
1559656	08/10/2026	$35.00	$0.00	QOL VIOL
1551177	11/03/2017	$101.44	$0.00	WORK ORDER FEE
1551177	08/10/2026	$101.44	$0.00	WORK ORDER FEE
1550194	10/26/2017	$35.00	$0.00	QOL VIOL
1550194	08/10/2026	$35.00	$0.00	QOL VIOL
		$14,799.64	**$933.00**	

Total Due: $13,866.64

Fee Summary for Case 221826

528 10TH ST

Bill #	Bill Date	Fee Amount	Amount Paid	Fee Description
1550193	10/26/2017	$75.00	$0.00	QOL VIOL
1550193	08/10/2026	$75.00	$0.00	QOL VIOL
1543707	08/28/2017	$35.00	$0.00	QOL VIOL
1543707	08/10/2026	$35.00	$0.00	QOL VIOL
1426026	06/17/2016	$118.44	$0.00	WORK ORDER FEE
1426026	08/10/2026	$118.44	$0.00	WORK ORDER FEE
1420337	06/01/2016	$35.00	$0.00	QOL VIOL
1420337	08/10/2026	$35.00	$0.00	QOL VIOL
1339948	03/30/2015	$75.00	$0.00	QOL VIOL
1339948	08/10/2026	$75.00	$0.00	QOL VIOL
1335580	03/03/2015	$325.62	$0.00	WORK ORDER FEE
1335580	08/10/2026	$325.62	$0.00	WORK ORDER FEE
1309856	11/03/2014	$75.00	$0.00	QOL VIOL
1309856	08/10/2026	$75.00	$0.00	QOL VIOL
1309855	11/03/2014	$35.00	$0.00	QOL VIOL
1309855	08/10/2026	$35.00	$0.00	QOL VIOL
1303513	09/15/2014	$75.00	$0.00	QOL VIOL
1303513	08/10/2026	$75.00	$0.00	QOL VIOL
1298369	07/31/2014	$35.00	$0.00	QOL VIOL
1298369	08/10/2026	$35.00	$0.00	QOL VIOL
1298368	07/31/2014	$35.00	$0.00	QOL VIOL
1298368	08/10/2026	$35.00	$0.00	QOL VIOL
1228790	12/09/2013	$35.00	$0.00	QOL VIOL
1228790	08/10/2026	$35.00	$0.00	QOL VIOL
1212107	08/10/2013	$150.00	$0.00	QOL VIOL
1212107	08/10/2026	$150.00	$0.00	QOL VIOL
		$14,799.64	**$933.00**	

Total Due: $13,866.64

Fee Summary for Case 221826

528 10TH ST

Bill #	Bill Date	Fee Amount	Amount Paid	Fee Description
1168944	04/22/2013	$150.00	$0.00	QOL VIOL
1168944	08/10/2026	$150.00	$0.00	QOL VIOL
717874	05/20/2011	$635.31	$0.00	WORK ORDER FEE
717874	08/10/2026	$635.31	$0.00	WORK ORDER FEE
658951	12/24/2012	$178.13	$0.00	WORK ORDER FEE
658951	08/10/2026	$178.13	$0.00	WORK ORDER FEE
658633	12/20/2012	$150.00	$0.00	QOL VIOL
658633	08/10/2026	$150.00	$0.00	QOL VIOL
658628	12/20/2012	$250.00	$0.00	NO SHOW
656004	11/29/2012	$35.63	$0.00	WORK ORDER FEE
656004	08/10/2026	$35.63	$0.00	WORK ORDER FEE
650567	10/24/2012	$151.25	$0.00	WORK ORDER FEE
650567	08/10/2026	$151.25	$0.00	WORK ORDER FEE
650516	10/24/2012	$47.50	$0.00	WORK ORDER FEE
650516	08/10/2026	$47.50	$0.00	WORK ORDER FEE
647091	10/02/2012	$150.00	$0.00	QOL VIOL
647091	08/10/2026	$150.00	$0.00	QOL VIOL
643297	09/07/2012	$150.00	$0.00	QOL VIOL
643297	08/10/2026	$150.00	$0.00	QOL VIOL
643296	09/07/2012	$150.00	$0.00	QOL VIOL
643296	08/10/2026	$150.00	$0.00	QOL VIOL
637641	08/14/2012	$150.00	$0.00	QOL VIOL
637641	08/10/2026	$150.00	$0.00	QOL VIOL
637640	08/14/2012	$150.00	$0.00	QOL VIOL
637640	08/10/2026	$150.00	$0.00	QOL VIOL
635890	08/03/2012	$150.00	$0.00	NO SHOW
		$14,799.64	**$933.00**	

Total Due: $13,866.64

Fee Summary for Case 221826

528 10TH ST

Bill #	Bill Date	Fee Amount	Amount Paid	Fee Description
633357	07/16/2012	$150.00	$0.00	QOL VIOL
633357	08/10/2026	$150.00	$0.00	QOL VIOL
633356	07/16/2012	$150.00	$0.00	QOL VIOL
633356	08/10/2026	$150.00	$0.00	QOL VIOL
586095	02/27/2012	$35.00	$0.00	QOL VIOL
586095	08/10/2026	$35.00	$0.00	QOL VIOL
586092	02/27/2012	$150.00	$0.00	QOL VIOL
576837	02/14/2012	$150.00	$0.00	QOL VIOL
576837	08/10/2026	$150.00	$0.00	QOL VIOL
567710	01/30/2012	$150.00	$0.00	QOL VIOL
567710	08/10/2026	$150.00	$0.00	QOL VIOL
539189	08/25/2011	$150.00	$0.00	QOL VIOL
539189	08/10/2026	$150.00	$0.00	QOL VIOL
539188	08/25/2011	$75.00	$0.00	QOL VIOL
539188	08/10/2026	$75.00	$0.00	QOL VIOL
538701	08/19/2011	$150.00	$0.00	QOL VIOL
538701	08/10/2026	$150.00	$0.00	QOL VIOL
537813	08/08/2011	$150.00	$0.00	QOL VIOL
537813	08/10/2026	$150.00	$0.00	QOL VIOL
537812	08/08/2011	$35.00	$0.00	QOL VIOL
537812	08/10/2026	$35.00	$0.00	QOL VIOL
493617	04/20/2011	$35.00	$0.00	QOL VIOL
493617	08/10/2026	$35.00	$0.00	QOL VIOL
492730	03/29/2011	$75.00	$0.00	QOL VIOL
492730	08/10/2026	$75.00	$0.00	QOL VIOL
492393	03/21/2011	$35.00	$0.00	QOL VIOL
		$14,799.64	**$933.00**	

Total Due: $13,866.64

Fee Summary for Case 221826

528 10TH ST

Bill #	Bill Date	Fee Amount	Amount Paid	Fee Description
492393	08/10/2026	$35.00	$0.00	QOL VIOL
492392	03/21/2011	$35.00	$0.00	QOL VIOL
492392	08/10/2026	$35.00	$0.00	QOL VIOL

$14,799.64	**$933.00**

Total Due: $13,866.64

INVOICE (INV-00022543)
FOR CITY OF READING

BILLING CONTACT
INVESCON LLC
ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00022543	03/03/2025	03/27/2025	Due	No show fee

REFERENCE NUMBER	FEE NAME	TOTAL
RRI1-003278-2024	3rd Attempt - No Show Routine Inspection 1-15 unit	$400.00
528 N 10Th St Reading, PA	**SUBTOTAL**	$400.00

REMITTANCE INFORMATION
City of Reading 815 Washington Street Reading, PA 19601

TOTAL **$400.00**

INVOICE (INV-00038427)
FOR CITY OF READING

BILLING CONTACT
INVESCON LLC
ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00038427	09/03/2025	10/03/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
221826-656065	Subsequent Attempt No Show Routine Inspection 1-15	$400.00
528 N 10Th St Reading, PA	**SUBTOTAL**	$400.00

REMITTANCE INFORMATION
City of Reading 815 Washington Street Reading, PA 19601

TOTAL **$400.00**

INVOICE (INV-00033749)
FOR CITY OF READING

BILLING CONTACT
INVESCON LLC
ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00033749	07/01/2025	07/31/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RRI1-004354-2025	Subsequent Attempt No Show Routine Inspection 1-15	$400.00
528 N 10Th St Reading, PA	**SUB TOTAL**	$400.00

REMITTANCE INFORMATION
City of Reading 815 Washington Street Reading, PA 19601

TOTAL **$400.00**

INVOICE (INV-00049137)
FOR CITY OF READING

BILLING CONTACT
INVESCON LLC
ELIEZER CORNIEL
314 ELIZABETH DR
SINKING SPRING, PA 19608

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00049137	01/06/2026	02/05/2026	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
RRI1-013476-2025	1 Unit - 2 Year Initial Fee	$150.00
528 N 10Th St Reading, PA	**SUBTOTAL**	$150.00

REMITTANCE INFORMATION
City of Reading 815 Washington Street Reading, PA 19601

TOTAL **$150.00**

EMAIL PRINT

Contact ID 892539A View Report

1 of 1 Find | Next

I _____ am employed by the City of Reading. In my capacity as an employee of, and custodian of, records for the City of Reading, the following information regarding violations and fees for **528 N 10TH ST, READING, PA 19604** is true and correct to the best of my knowledge.

Total Number of Work Order: 10 Amount Unpaid: $1,775.13

Total Number of Quality of Life Violations: 35 Amount Unpaid: $3,190.00

Inspection Fees/Fines Unpaid: $8,425.00

Housing Fees/Fines Unpaid: $5,540.00

Total Fees/Fines Unpaid: $18,930.13

If there are fees due, some of them may be in collections. Any fees in collections must be paid directly to the collection agency. Please contact our office at PropertySales@readingpa.gov for more information.

Copy of bills can be requested by sending an email to: PropertySales@readingpa.gov

Checks and money orders can be made out to: The City of Reading

Statement of Account

SWORN AFFIDAVIT

1423 BIRCH ST, READING, PA 19604

Owned By: INVESCON LLC
314 ELIZABETH DR
SINKING SPRING, PA 19608

State of Pennsylvania
County of Berks

I _____ am employed by the City of Reading. In my capacity as an employee of, and custodian of, records for the City of Reading, the following information regarding violations and fees for **1423 BIRCH ST, READING, PA 19604** is true and correct to the best of my knowledge.

Total Number of Work Order: 0 — Amount Unpaid: $0.00

Total Number of Quality of Life Violations: 0 — Amount Unpaid: $0.00

Inspection Fees/Fines Unpaid: $1,350.00

Housing Fees/Fines Unpaid: $250.00

Total Fees/Fines Unpaid: $1,600.00

If there are fees due, some of them may be in collections. Any fees in collections must be paid directly to the collection agency. Please contact our office at PropertySales@readingpa.gov for more information.

Copy of bills can be requested by sending an email to: PropertySales@readingpa.gov

Checks and money orders can be made out to: The City of Reading

Checks and money order can be mailed to: 815 Washington St, Reading PA 19601

Signature of Affiant: _____ Date: _____

Statement of Account

SWORN AFFIDAVIT

459 BIRCH ST, READING, PA 19604

Owned By: INVESCON LLC
314 ELIZABETH DR
SINKING SPRING, PA 19608

State of Pennsylvania
County of Berks

I _____ am employed by the City of Reading. In my capacity as an employee of, and custodian of, records for the City of Reading, the following information regarding violations and fees for **459 BIRCH ST, READING, PA 19604** is true and correct to the best of my knowledge.

Total Number of Work Order: 0 Amount Unpaid: $0.00

Total Number of Quality of Life Violations: 0 Amount Unpaid: $0.00

Inspection Fees/Fines Unpaid: $1,880.00

Housing Fees/Fines Unpaid: $850.00

Total Fees/Fines Unpaid: $2,730.00

If there are fees due, some of them may be in collections. Any fees in collections must be paid directly to the collection agency. Please contact our office at PropertySales@readingpa.gov for more information.

Copy of bills can be requested by sending an email to: PropertySales@readingpa.gov

Checks and money orders can be made out to: The City of Reading

Checks and money order can be mailed to: 815 Washington St, Reading PA 19601

Signature of Affiant: Date:

_____ _____

City of Reading
815 Washington Street, Reading, PA 19601

Case Number: **221826-656065**
Case Type: **RPA - Code Enforcement**
Violation Notice
Date Case Established: **04/24/2024**
Compliance Deadline: **08/14/2025**

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	**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: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Corrective Action: NO show 2/27/25
Compliance Date: 08/14/2025

Violation: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Corrective Action: No Show 9/3/25 IS
Compliance Date: 02/18/2026

Violation: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Corrective Action: No Show 7/1/25 IS
Compliance Date: 12/16/2025

Violation: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Corrective Action: No Show 11/4/25 IS
Compliance Date: 04/21/2026

Violation: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.

City of Reading
815 Washington Street, Reading, PA
19601

Case Number: **221826-656065**
Case Type: **RPA - Code Enforcement**
Date Case Established: **04/24/2024**
Violation Notice
Compliance Deadline: **08/14/2025**

Corrective Action: No Show 4/28/25 IS
Compliance Date: 10/13/2025

Violation: 308-108H-N - NO SHOW
Failure to appear for inspection. If the owner or responsible local agent cannot be available at the proposed time, said owner or responsible local agent shall provide no less than twenty-four-hour written notice to the Property Maintenance Division. Upon failure to give such written notice or upon failure to gain entry, an administrative fee as provided in the City of Reading Fee Schedule, Chapter 212.
Compliance Date: 09/14/2026

Violation: 704.6.5 - FIRE EXTINGUISHERS
Handheld portable fire extinguishers shall be mounted in the kitchen area in accordance with the manufacturer's installation instructions as well as Annex F of the National Fire Protection Association (NFPA) #10, The Standard for Portable Fire Extinguishers.
Corrective Action: INSTALL 3.5 LBS. ABC FIRE EXTINGUISHER IN THE KITCHEN
Compliance Date: 07/06/2026

Violation: 705.2 - CARBON MONOXIDE ALARMS AND DETECTORS
Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.
Corrective Action: INSTALL APPROVED AND WORKING CARBON MONOXIDE DETECTORS IN EACH FLOOR OF THE BUILDING
Compliance Date: 07/06/2026

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- 07/06/26 @ 2PM
Compliance Date: 07/06/2026

Violation: PR-107.6 - TRANSFER OF OWNERSHIP
It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. Failure to do so will be considered an offense of this code.
Compliance Date: 07/06/2026

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: 07/06/2026

Violation: PR-305.3 - INTERIOR SURFACES
All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
Corrective Action: REPAIR ALL DAMAGED WALLS / CEILINGS / FLOORS AND FINISH TO AN APPROVED CONDITION IN ENTIRE BUILDING
Compliance Date: 07/06/2026

Violation: PR-504.1 - GENERAL PLUMBING

City of Reading
815 Washington Street, Reading, PA 19601

Case Number: **221826-656065**
Case Type: **RPA - Code Enforcement**
Date Case Established: **04/24/2024**
Compliance Deadline: **08/14/2025**

Violation Notice

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
Corrective Action: FIX ALL PLUMBING IN BUILDING TO AN APPROVED AND WORKING CONDITION
Compliance Date: 07/06/2026

Violation: PR-603.1 - MECHANICAL APPLIANCES
All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
Corrective Action: REPAIR ALL MECHANICAL EQUIPMENTTO AN APPROVED AND WORKING CONDITION
Compliance Date: 07/06/2026

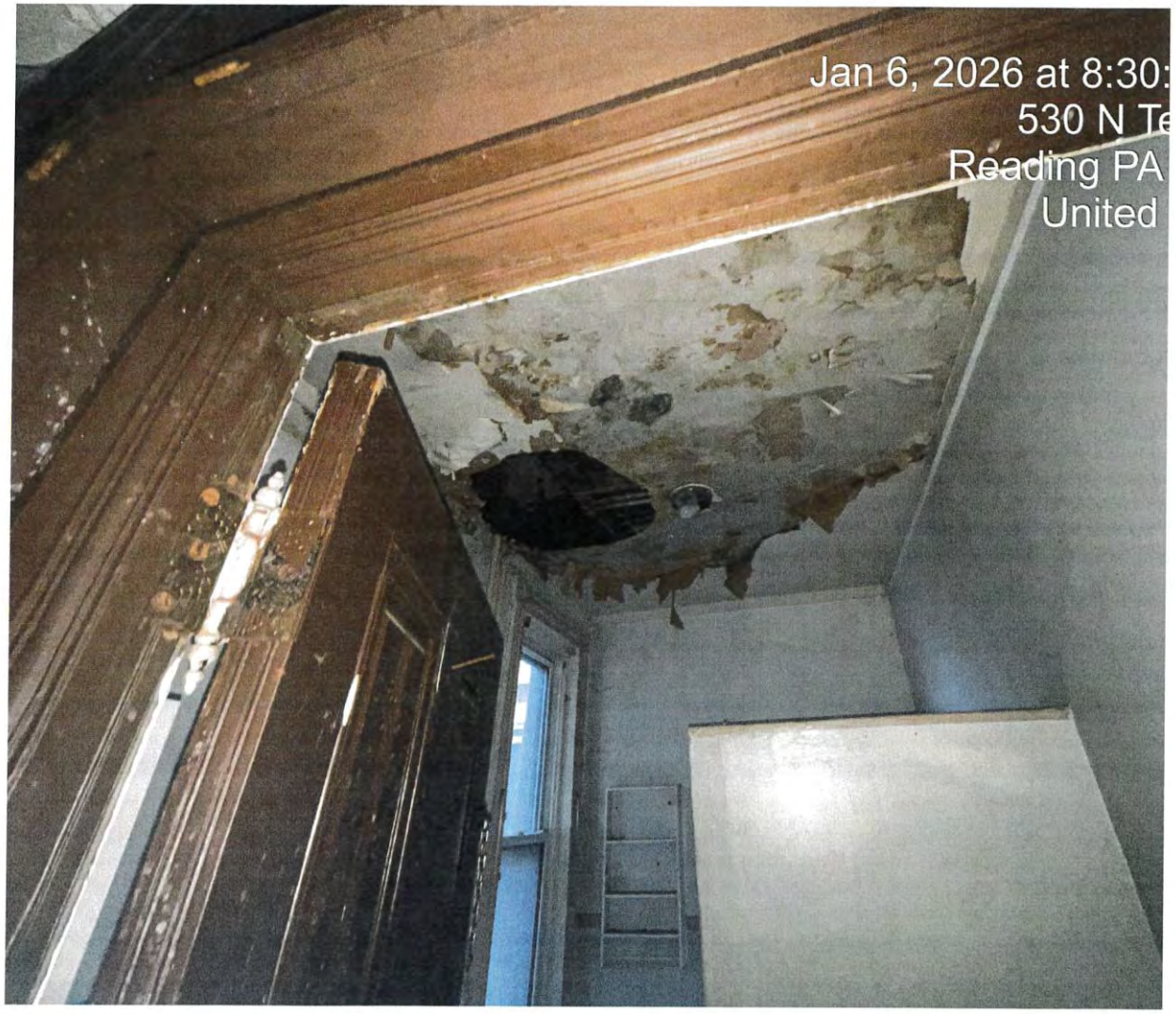
Violation: PR-704.2 - SMOKE ALARMS
Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.
Corrective Action: INSTALL APPROVED AND WORKING SMOKE DETECTORS IN EACH FLOOR OF THE BUILDING AND ALL BEDROOM
Compliance Date: 07/06/2026

Violation: PR-705.1 - ACCUMULATIONS
Rubbish, garbage or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, windows, fire escapes or other means of egress.
Corrective Action: REMOVE ALL RUBBISH/GARBAGE/DEBRIS FROM PROPERTY
Compliance Date: 07/06/2026

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,

Guido Marte
Property Maint. Inspector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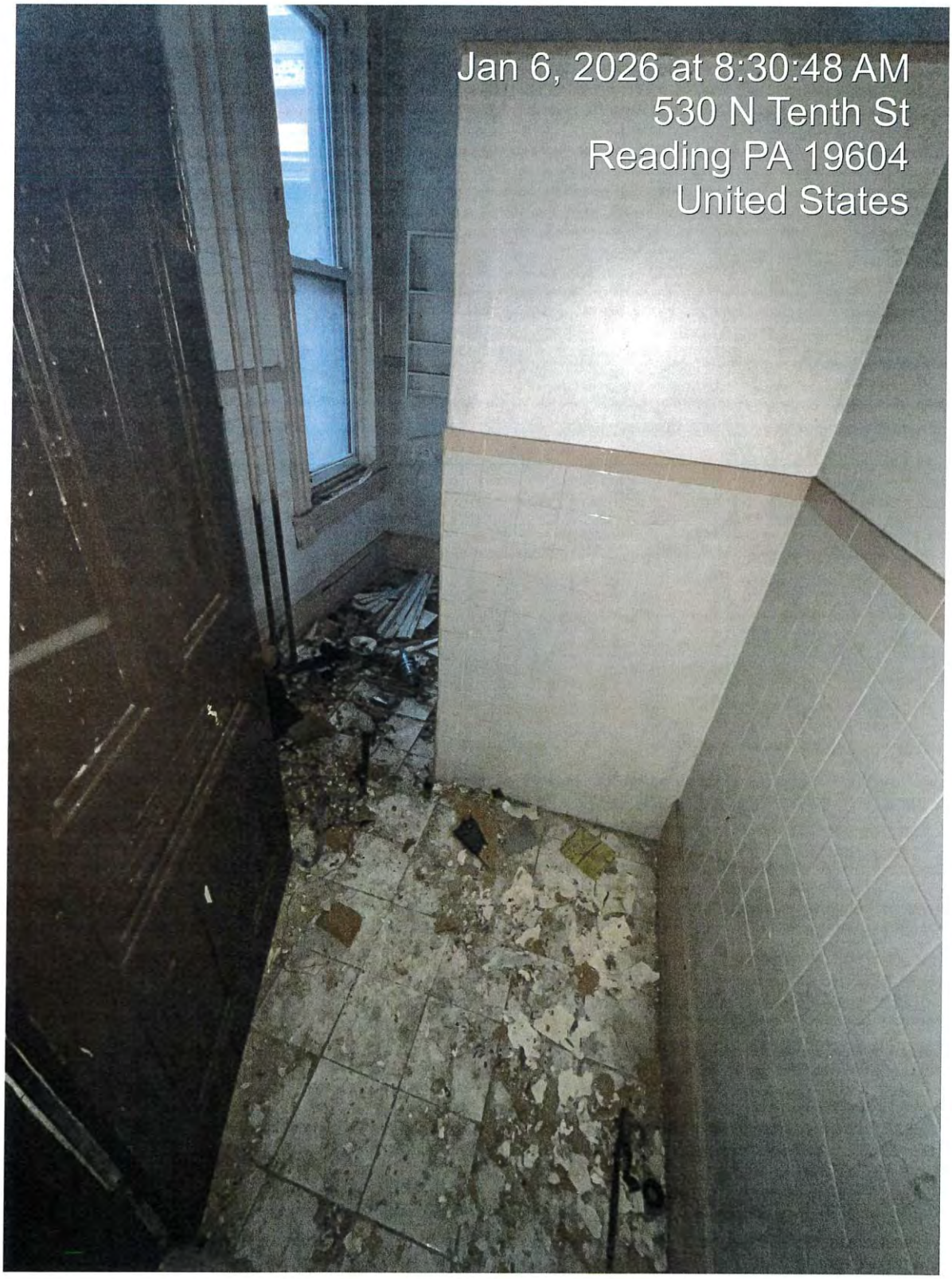
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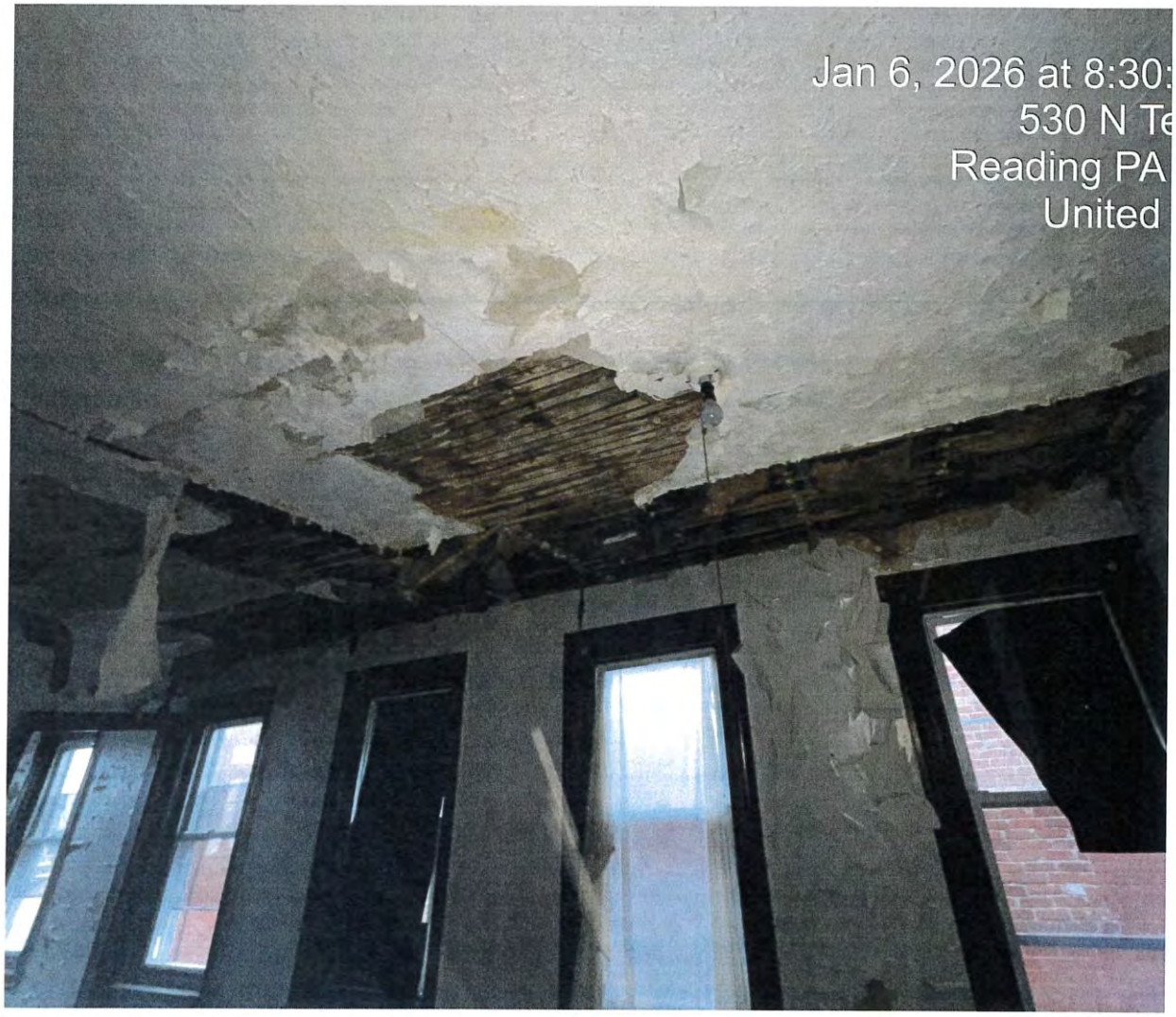
530 N Tenth St
Reading PA 19604
United States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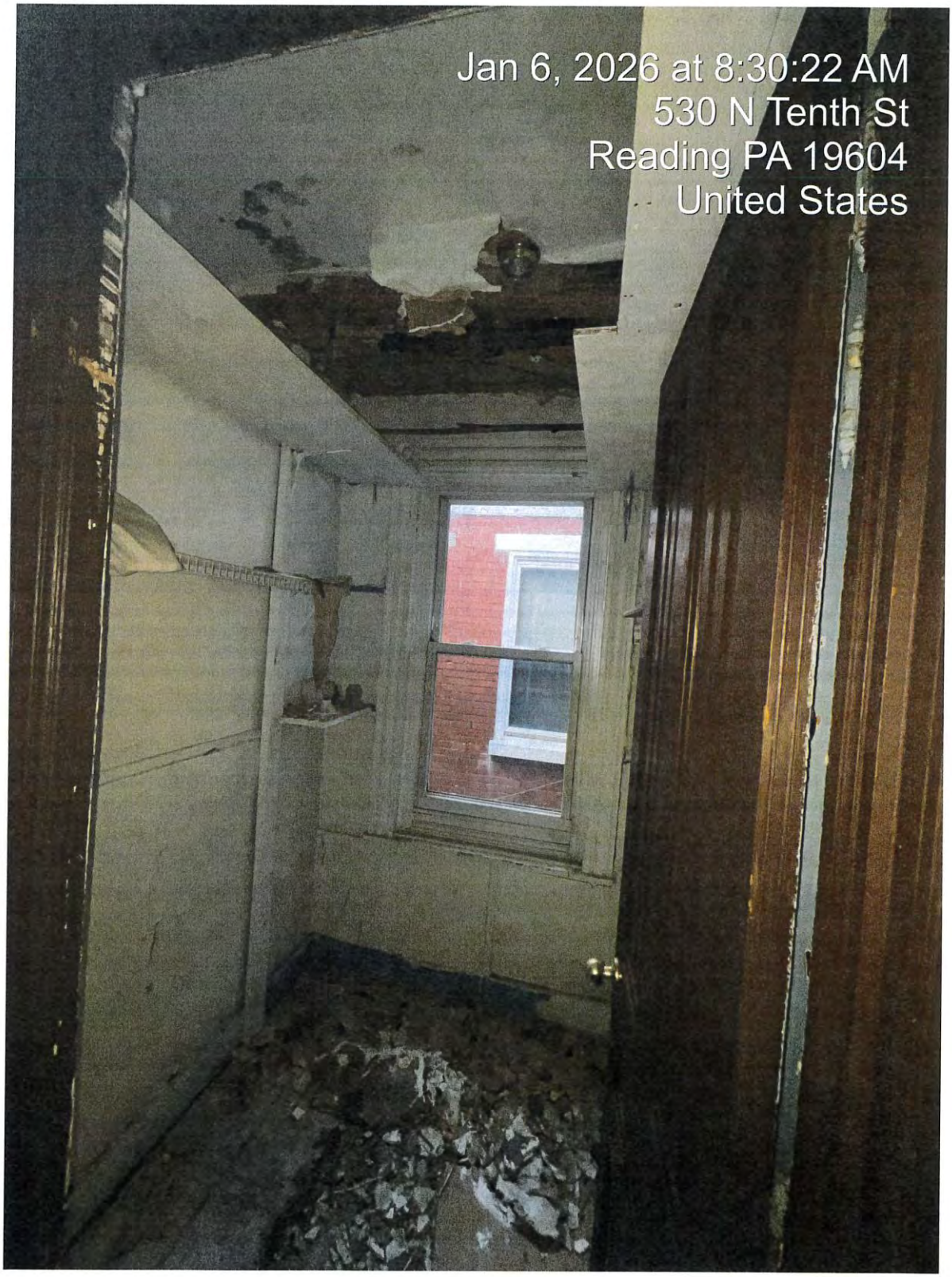
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Reading PA 19604
United States


Sep 3, 2025 at 8:
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Reading
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September 14, 2026 at 11:25
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09-14-2026