

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860



DISTRICT OFFICE

Property Maintenance Unit
1512-14 Cecil B Moore Ave
Philadelphia, PA 19121
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

3156 REACH ST, Philadelphia, PA 19134-2411

DATE OF NOTICE

05/30/2026

On 05/29/2026 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 07/03/2026

VIOLATIONS

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION There was a hole under the kitchen counter at the floor level. There were damaged ceiling tiles in the second-floor hallway. The first-floor ceiling had a hole where a light fixture had been removed. There was a section of missing flooring tiles on the first floor. Please fix the damaged ceilings, walls and flooring in the above-named locations.		
LOCATION Property at 3156 Reach street		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860

VIOLATIONS

PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION The air conditioner unit was plugged into an extension cord on the front bedroom. There is a damaged duplex outlet face plate near the door on the first floor. The living room baseboard heater had exposed wires next to the front door. Please fix the damaged baseboard heater, install cover pates on the outlets. Remove the extension cord and plug the air conditioner into an outlet.		
LOCATION Property at 3156 Reach street		

PHILA. CODE § PM15-506.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.		
CONDITION IN VIOLATION The basement had water and sewage on the floor. There were signs of plumbing and construction work that had been in progress. The clean out cap was not installed in the new pipe section. Please have licensed plumber fix the plumbing, clear the pipes and removed the sewage from the floor. Install a cap in the clean out.		
LOCATION Basement of the property at 3156 Reach street.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860

VIOLATIONS

PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION The basement had water and sewage on the floor. There were signs of plumbing and construction work that had been in progress. The clean out cap was not installed in the new pipe section. The toilet was loose from the floor. Please have licensed plumber fix the plumbing, clear the pipes and removed the sewage from the floor. Install a cap in the clean out and secure the toilet.		
LOCATION Property at 3156 Reach street		

PHILA. CODE § PM15-504.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The plumbing system in this structure constitutes a hazard to the occupants due to one or more of the following: inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, and must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION The basement had water and sewage on the floor. There were signs of plumbing and construction work that had been in progress. The clean out cap was not installed in the new pipe section. Please have licensed plumber fix the plumbing, clear the pipes and removed the sewage from the floor. Install a cap in the clean out.		
LOCATION Property at 3156 Reach street		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860

VIOLATIONS

PHILA. CODE § PM15-304.18.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Doors shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm).		
CONDITION IN VIOLATION The rear exterior kitchen door frame that has damage at the bottom. There is a damaged front door frame that was missing, a strike plate at the top. The door is cracked and damaged in the center of the door. Please fix the front and rear door frames and repair or repair the front door.		
LOCATION Property at 3156 Reach street.		

PHILA. CODE § F-1103.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.		
CONDITION IN VIOLATION The smoke alarm in the basement failed to function when tested. Please replace the smoke alarm in the basement.		
LOCATION Basement of the property at 3156 Reach street.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-305.6	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks.		
CONDITION IN VIOLATION The middle bedroom lacks a door. Please install a door in the middle bedroom,		
LOCATION Second floor middle bedroom		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-304.7	\$300.00	
PHILA. CODE LANGUAGE The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a nuisance.		
CONDITION IN VIOLATION The rear yard had a downspout which was not connected to a drain and ran into the public alley which is full of construction debris.		
LOCATION rear yard of the property at 3156 Reach street.		



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-059860



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 06/29/2026.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, Concourse Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: Fernando Diotti Fernando.Diotti@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

پر کال کریں 215-686-8686 **ترجمے کی خدمات کے لیے!** یہ ایک ضروری اطلاع نامہ ہے: **توجہ فرمائیے**

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686