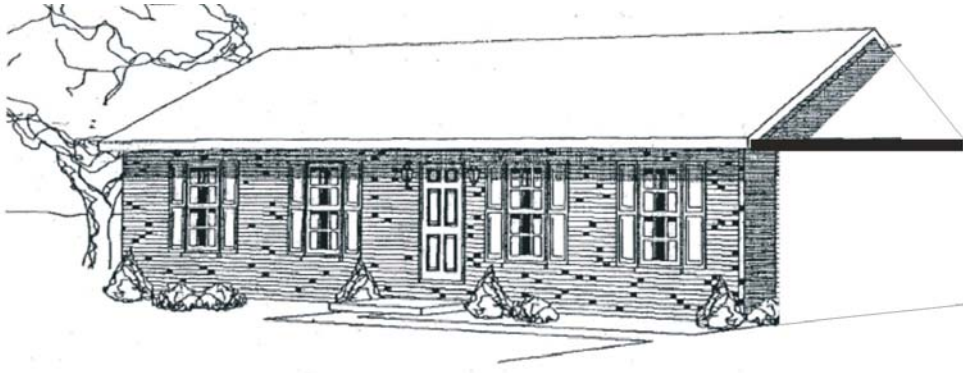
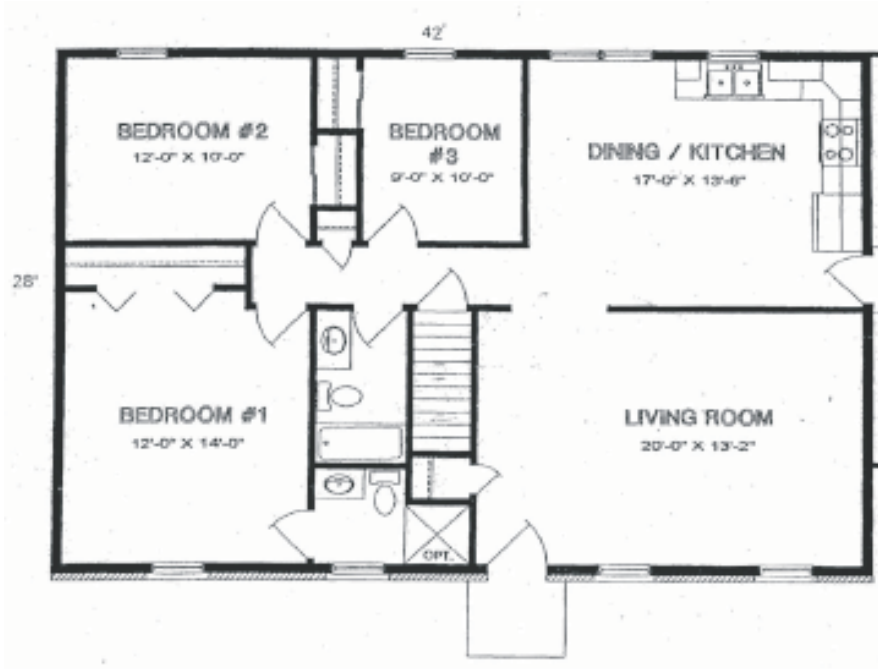


# 1303 Oak Avenue Temple, PA. 19560



3 Bedroom  
2 Bath Rancher  
Full Basement  
1176 Square feet  
Garage optional  
1 car add \$7500  
2 car add \$10,000.



\$ 159,900



Doug Hayward Real Estate \* 610-780-9821

*Bellevue Builders, Inc.*

**PO Box 220  
Temple, PA 19560  
610-781-3067**

**Standard Construction Specifications**

Excavation:	Excavation for basement, water, and sewer included. Additional underground utilities such as electric, telephone, and cable will also be included if available. Lot will be contoured for water drainage and curb appeal at builder's discretion.
Footings:	8" thick x 20" wide; 3000 psi concrete
Foundation:	10" poured concrete walls in basement areas, 8" poured concrete walls in garage areas if applicable to plan
Basement Floor:	8" stone and 6 mil vapor barrier under concrete, 4" of 3000 psi concrete, exterior perimeter drain connected to interior sump pit with sump pump, pre-piped for radon mitigation
Beam:	Steel W8x24 with 3" adjustable steel columns
Sill Plates:	2"x6" pressure treated with foam sill sealer
Floor Joists:	2"x10" 16" o.c. with metal strap bridging or equivalent
Sub Flooring:	3/4" tongue and groove OSB, glued and nailed
Exterior Walls:	2"x6" construction, 16" o.c. with 7/16" OSB sheathing and house wrap
Headers:	2"x10" double jacked on spans greater than 5'
Exterior:	Maintenance free vinyl siding and soffit w/aluminum fascia, vinyl shutters on front only
Roof Sheathing:	7/16" OSB w/H clips, 15' felt
Roof Systems:	All roofs are engineered 24" o.c. truss system
Shingle:	30 yr architectural shingles with aluminum ridge vent
Gutters:	Aluminum to match fascia color
Basement Access:	Egress window system

Exterior Doors: Exterior doors are steel insulated 2-panel plank style  
Vinyl Slider Patio Door where applicable

Windows: Vinyl single hung Low-E, insulated glass with grids, screen included

Insulation: Exterior Walls - R-19  
Ceiling - R-38 blown cellulose insulation  
Basement Walls - R-11  
Super seal package to reduce air infiltration and fire caulk package

Electrical work: By local code, as well as general industry standards  
Doorbell  
200 amp service  
2 outside receptacles  
Smoke detectors - hardwired/battery backup - 1 smoke detector on each floor and 1 in each bedroom (1 CO2 combo unit)  
Electric washer and dryer hookups w/vent  
Fans in all baths

Interior Walls: 2"x4" with ½" drywall glued and screwed, 5/8" fire rated where required by code

Painting: Flat Wall Paint – sprayed and backrolled  
Garage interior not painted  
Trim Paint – Semi-Gloss White

Trim: Paint grade pine trim  
Sill with apron on windows  
2 -panel hollow core doors with 2 ¼" pine casing  
3 ¼" Pine baseboard trim on first and second floor

Plumbing: All work to conform to local codes as well as general industry standards  
One-piece fiberglass tub/showers  
2 frost-free spigots  
Public Sewer if available  
4" SCH 40 PVC main drain line  
PVC drain lines  
Public water  
PEX water feeds

Heating/AC: High Efficiency Electric Heat Pump w/ central A/C  
electric hot water heater-size as per plan

Kitchen & Baths: Oak Flat Panel Cabinets  
Black or White Appliances included are as follows:  
Electric Range  
Dishwasher  
Over the Range Microwave

Flooring: Customer Selection of Flooring from builder standards  
 $\frac{3}{4}$ " Oak hardwood in Entry  
Vinyl in Kitchen and Bathrooms  
Carpet in all other areas

Other: 2" stone driveway 20' wide  
3' wide concrete walkway to driveway

