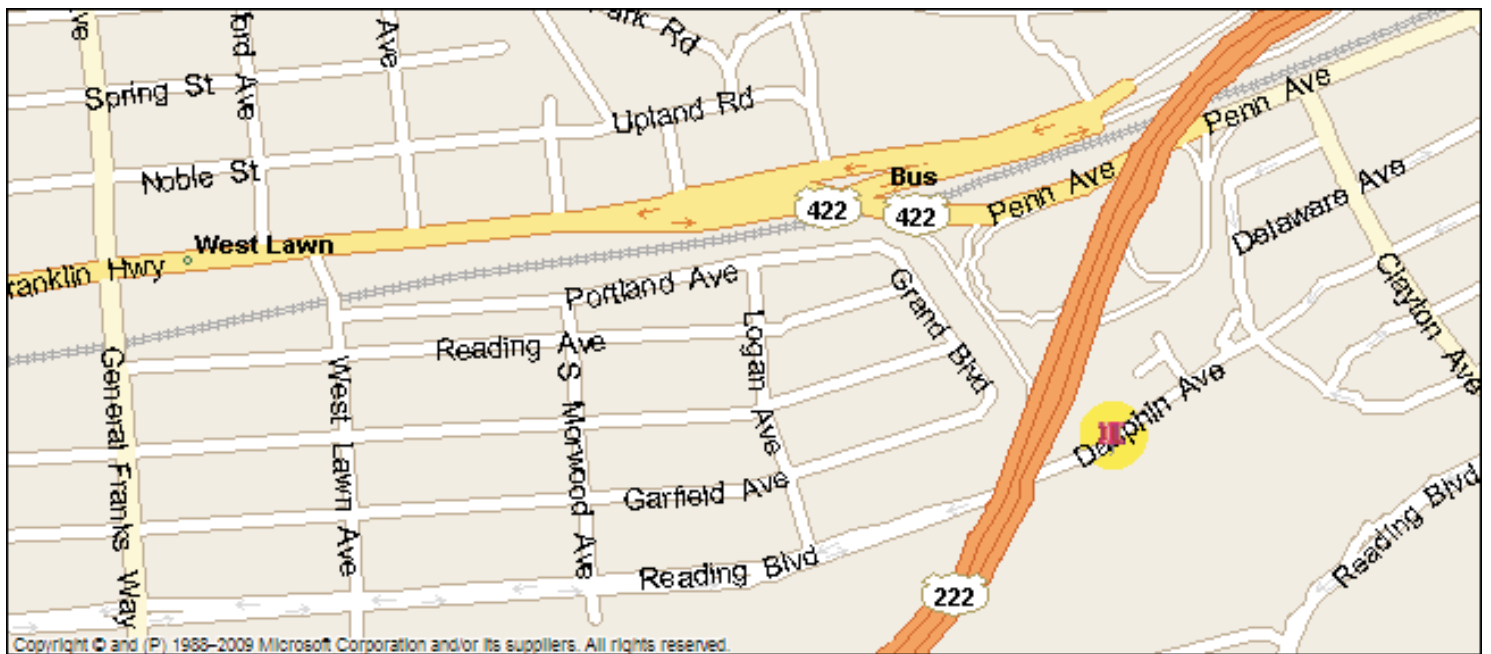


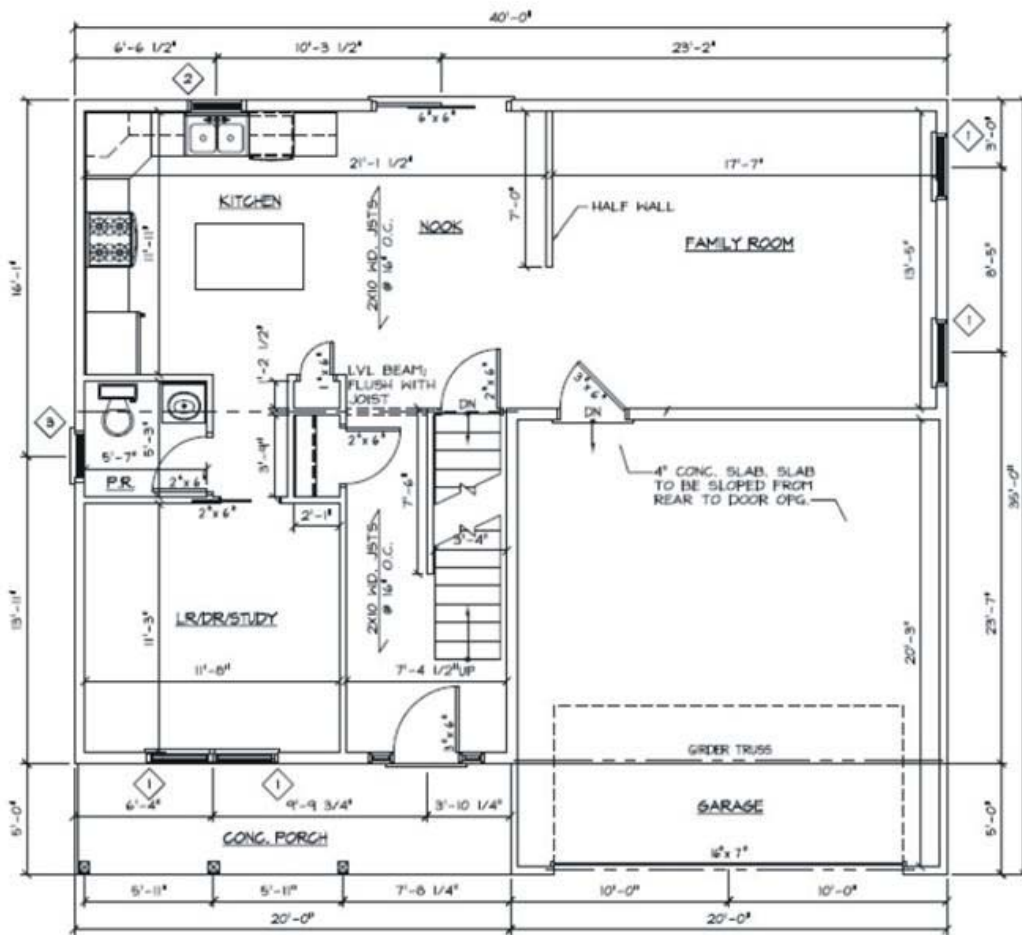
1906 Reading Blvd. Reading, PA. 19609

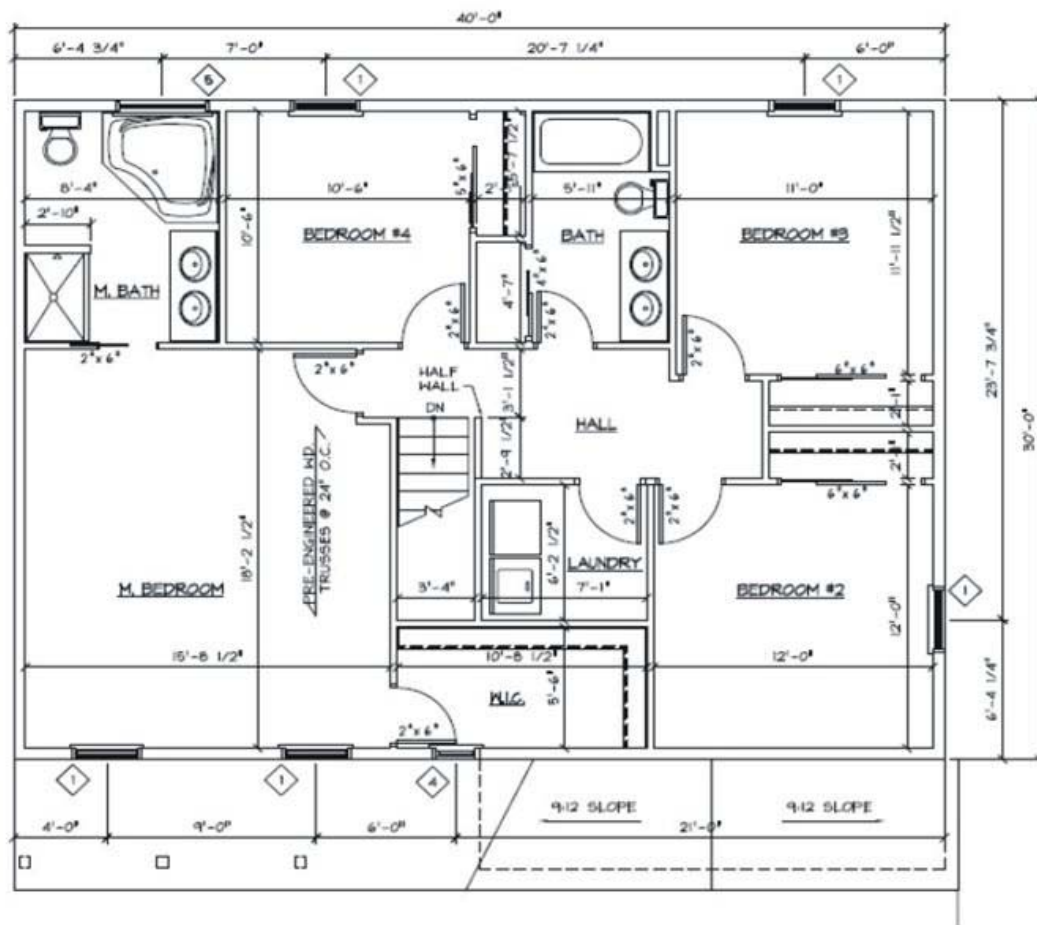
4 Bedroom
2 1/2 Bath Two Story
Full Basement
2040 Square feet

Quality Built by
Bellevue Builders
\$ 239,900
with 2 car garage



Doug Hayward Real Estate * 610-780-9821





Belleue Builders, Inc.

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

1906 Reading Blvd. Construction Specifications

Excavation:	Excavation for basement, water, and sewer included. Additional underground utilities such as electric, telephone, and cable will also be included. 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
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

Garage Door: Insulated steel, pre-wired for garage door opener

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
Bronze-tone Lighting

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
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: Birch Flat Panel Cabinets with customized design and crown molding
Stainless Appliances included are as follows:
Electric Range
Dishwasher
Over the Range Microwave
Garbage Disposal

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" wearing coarse blacktop for driveway 20' wide
3' wide concrete walkway to driveway

