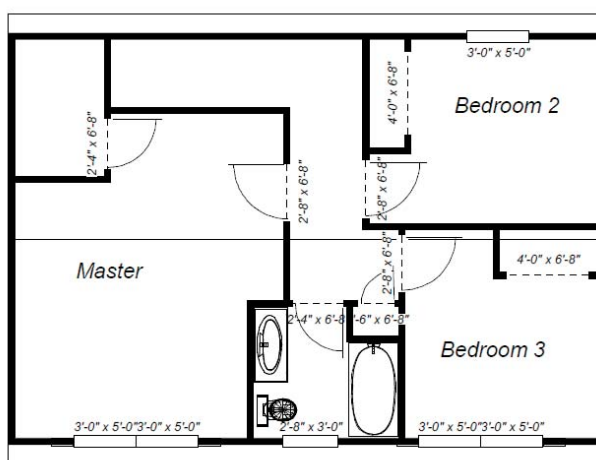
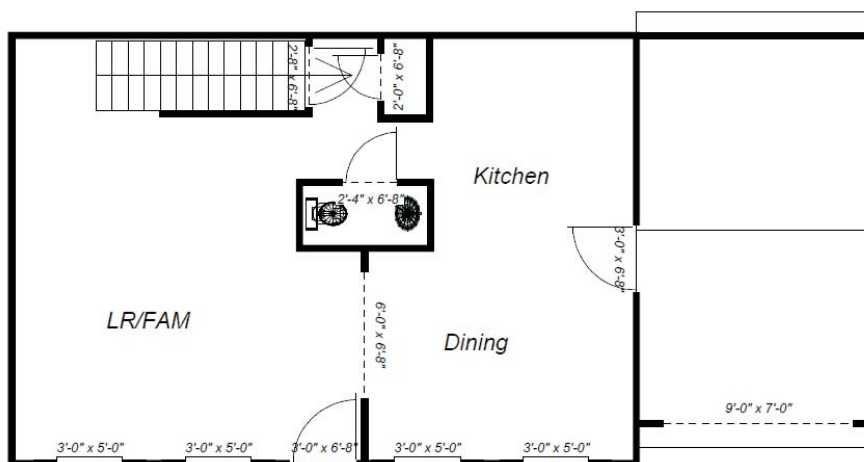


1997 Main Street Centerport 19541

3 Bedroom
1 1/2 Bath Two Story
Full Basement
1400 Square feet



Quality Built by
Bellevue Builders
\$ 159,900
Owner Financing with
\$16,000 down
\$ 772.50/ month

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

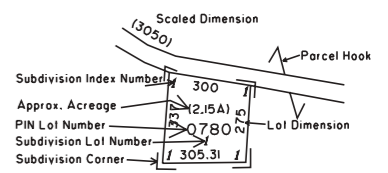
Other: 2" stone driveway 20' wide
3' wide concrete walkway to driveway

N425000

E2487500

PROPERTY MAP
OF
BERKS COUNTY
PENNSYLVANIA

- Property Line
- Right of Way
- Interior Lot Line
- Block Grid Line
- Stream, Lake, Pond
- Municipal Boundary
- Easement
- Utility Easement



SUBDIVISION INDEX

SUBD NO	SUBDIVISION NAME	PLAT BOOK	PAGE	CODE
1	JACKSON K & RUTH V YODER	036	07	1295
2	HAPPY ACRES ADDITION	074	15	2390
3	GEORGE W GRAUER	127	78	3947
4	JACKSON YODER	162	14	6733
5	BLUE RIBBON FARMS	224	01	10380
6	CENTERPORT UNION SUNDAY SCHOOL INC	231	09	10833
7	GRESH SUBDIVISION	253	61	11932
8	BRAUCHER SUBDIVISION	300	435	12991
9	BLUE RIBBON TOWNHOMES	308	273	13990

DISCLAIMER: This map is intended for property tax assessment purposes only. The information contained on this map is based upon recorded deeds, plans, and other public sources. These primary sources should be consulted to verify the information contained on this map. Due to conflicts, errors, and omissions in the primary sources, the tax map should be considered to be a representation of the editor's judgement, based upon the available evidence. Tax maps are not legal evidence of size, shape, location, or ownership of real estate, roads, or municipal boundaries. BERKS COUNTY ASSUMES NO LIABILITY RELATED TO THE USE OF THIS MAP. THIS MAP IS NOT A SURVEY.

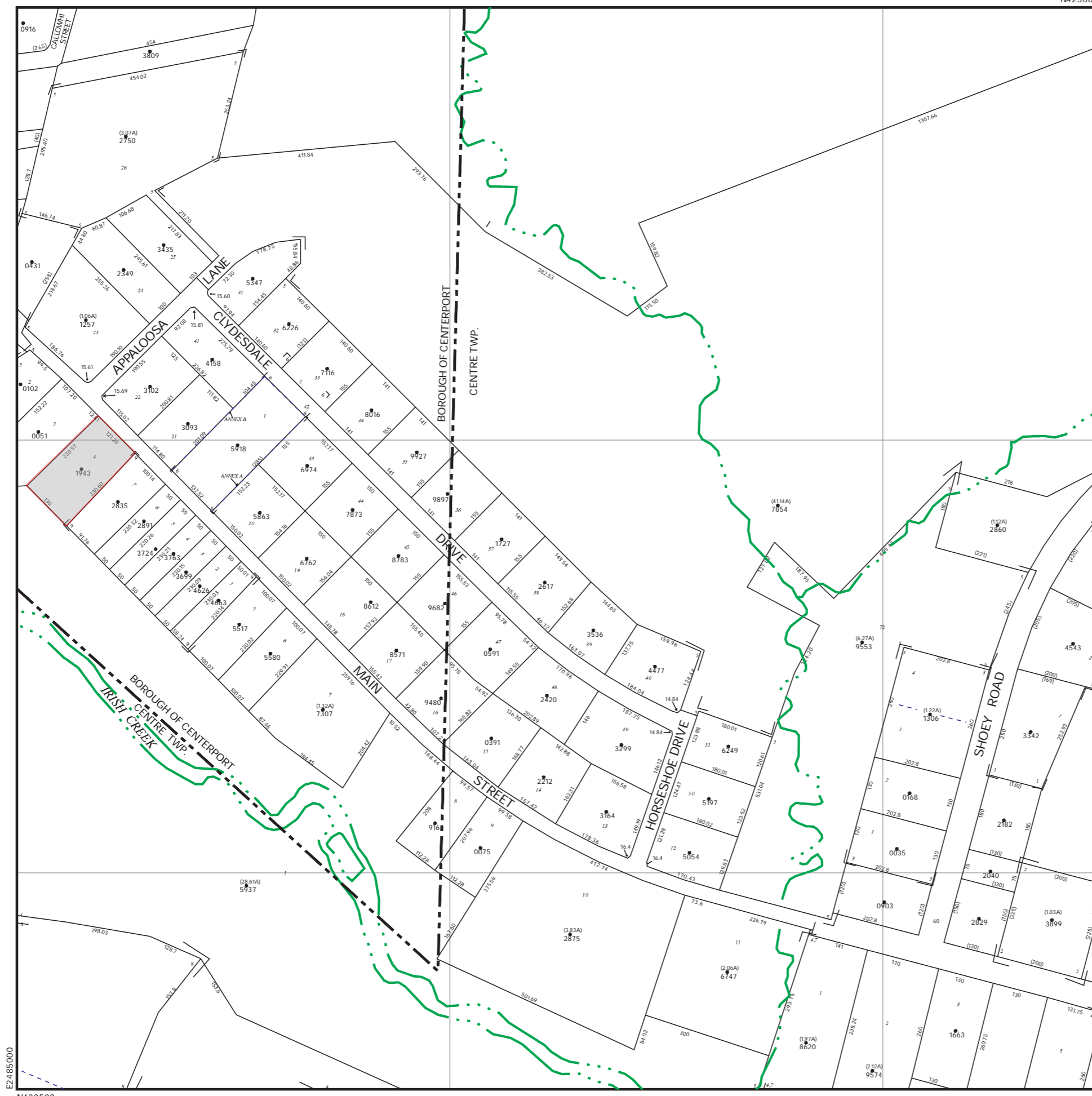
250' 0' 250' 500' 750'



			44
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448210	448211		
448214	448215		
448203	448204	4492	
		449217	44
		449105	44
448101	448102		

August 1, 2011

MAP NO. 4482 15



N422500
E2485000

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6

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