

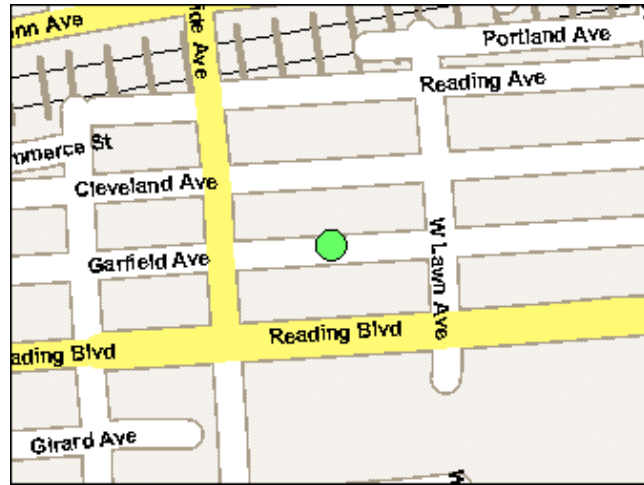
Doug Hayward Real Estate

Client Full Report courtesy of: **Doug Hayward**
1 to 1 of 1 Listings

Office: (610) 929-3114
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E-mail: dwh150@psu.edu

2235 Garfield Ave, West Lawn, PA 19609

RES ACT \$174,900



General

MLS #: 5673415	Subdiv / Nei: West Wyomissing	Ownership: FeeSimple	Beds, Baths: 3 2/0
DOM: 2	School Dist: Wilson	Type: Single/Detac	Age: 0 NewCon
MLS Area: 10280 Spring Twp	- High: Wilson	Design: 2-Story	Int Sq Ft: 1,446/ L
County: Berks	- Middle:	Style: OtherStyle	Unit Flr #: AC: Y
Tax ID #: 80-4396-09-05-1912	- Elem:		Map Grid: 7414B6

Room Dimensions

LR/GR: 11 x 16 M	Main BR: 14 x 12 M	Study: 11 x 10 U	R-F Walls: 18
Dining:	2nd BR: 12 x 10 U		R-F Ceiling: 30
Kitchen: 13 x 16 M	3rd BR: 12 x 10 U		
Family:	4th BR:		
Inclusions: Range, Dishwasher			
Exclusions:			

Other Information

Total Rooms: 6
Bath Full: 1M 1U 0L
Bath Part: 0M 0U 0L
Model:
Builder: Bellevue Builders

Tax Information

RE Taxes / Yr: \$12 / 2010
Assessment: 400

Association Information

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Acr / SqFt: 0.11 / 4,792	Land Use: 100A	Zoning: U
Lot Dim: 40 x 125	Waterfront: N	

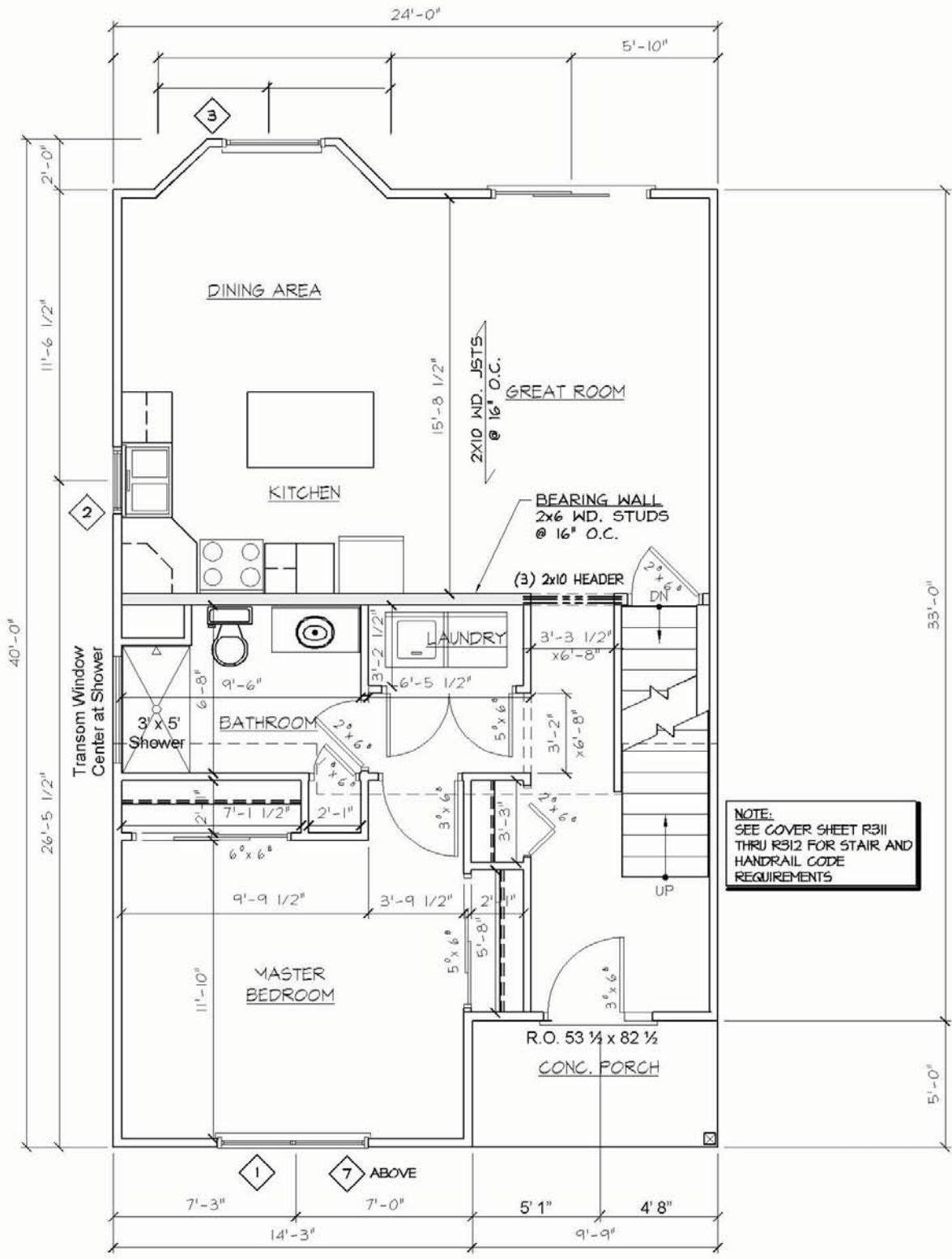
Features

Utilities: HtPump-EBkUp, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 200-300AmpEI
Parking: NoGarage, 2-CarParking, DrivewayPrk, Private **Exterior:** Sidewalks, StreetLights, VinylExt, ConcreteFoun, LevelLot, FrontYard, RearYard, PitchedRoof, ShingleRoof, Porch, NoPool
Bsmt: FullBasement, UnfinishBsmt **Interior:** FlooredAttic, NoFireplace, FinishedWood, W/WCarpeting, Vinyl/LinFl, CableTVWired, EnrgyEfficntWdws, FulBathMnBed, Foyer/VestEn, Den/Study/Li, NoModifs/Unk, MainFlrLndry
Kit: EatInKitchen, ElecCooking, KitIsland, KitBuiltInRa, SelfClnOven, BuiltInDishW
Poss: 30-90Days **Finance:** ConventnalFi, FHA **Cond:** Average+ **Show:** CallToShow, ComboLockBox **Building Orient:** BldOrientationS

Remarks

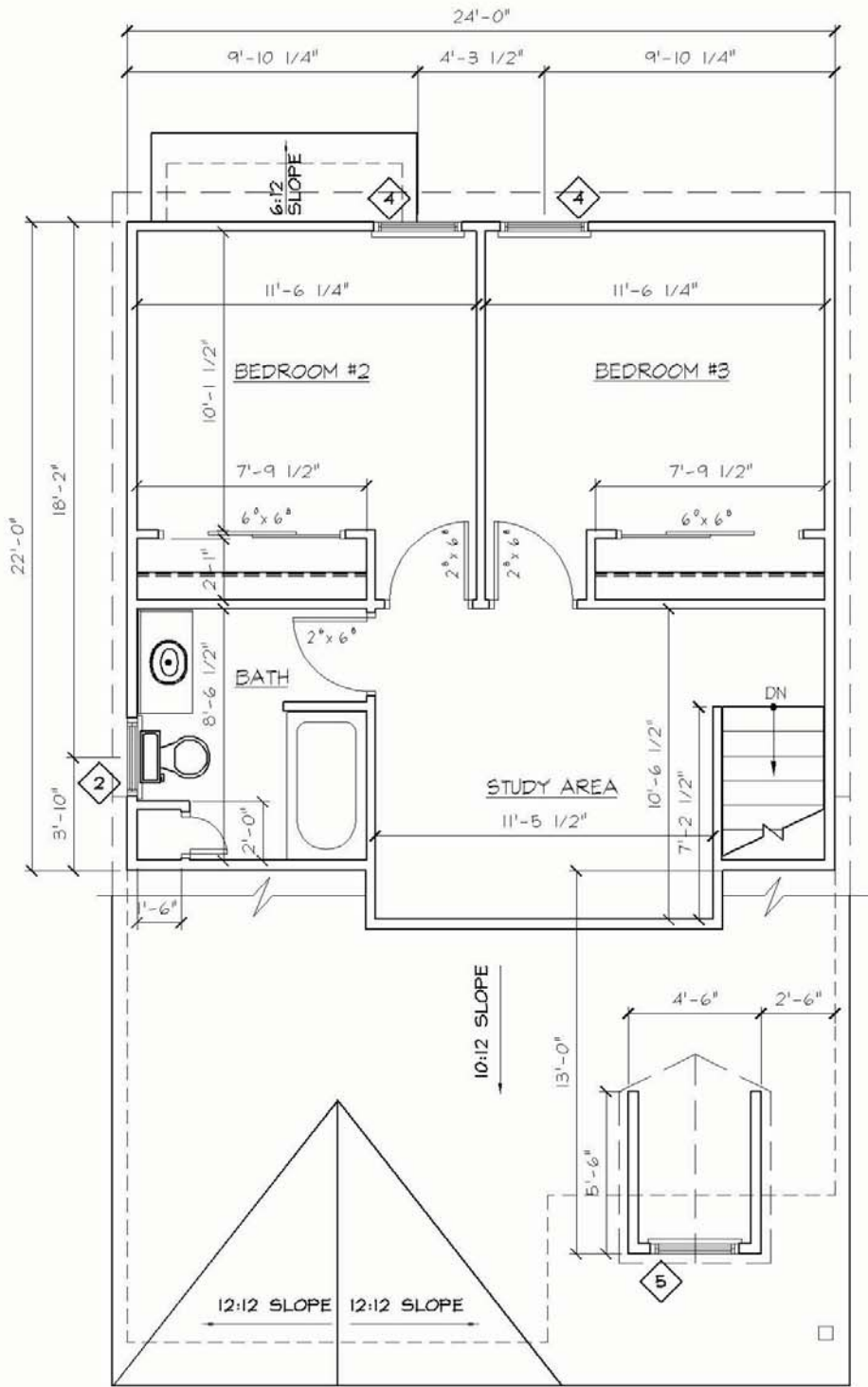
Public: Super seal to reduce air infiltration and fire caulk package. Footings: S'x IS" 3000 psi concrete Foundation: minimum 8" poured concrete walls Basement Floor: minimum 8" stone under concrete, 4" 3000 psi. concrete, exterior perimeter drain connected to interior sump pit with sump pump, rough in for radon, 6 mil. vapor barrier Beam: Steel 8x 18 with minimum 3" adjustable steel columns Sill Plates: 2"x6" pressure treated with sill sealer Floor Joists: 2"x 10" 16" o.C. with metal strap bridging Sub Flooring: %" tongue and groove osb, glued and nailed Exterior WaJ Is: 2"x4" construction, 16"0.c. with 7116" osb sheathing and/or 1f2" R-board and house wrap Headers: 2"x' 0" double jacked on spans greater than 5' Exterior: Maintenance free vinyl siding w/alumil1um soffit and 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: 25 yr 3-tab shingles with aluminum ridge vent Gutters: Aluminum to match soffit color Baseme
Directions: \$22 to Redners in West Lawn, turn South onto General Franks Way, Turn East onto Garfield to new home on Left

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NOTE:
SEE COVER SHEET R311
THRU R312 FOR STAIR AND
HANDRAIL CODE
REQUIREMENTS

2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$

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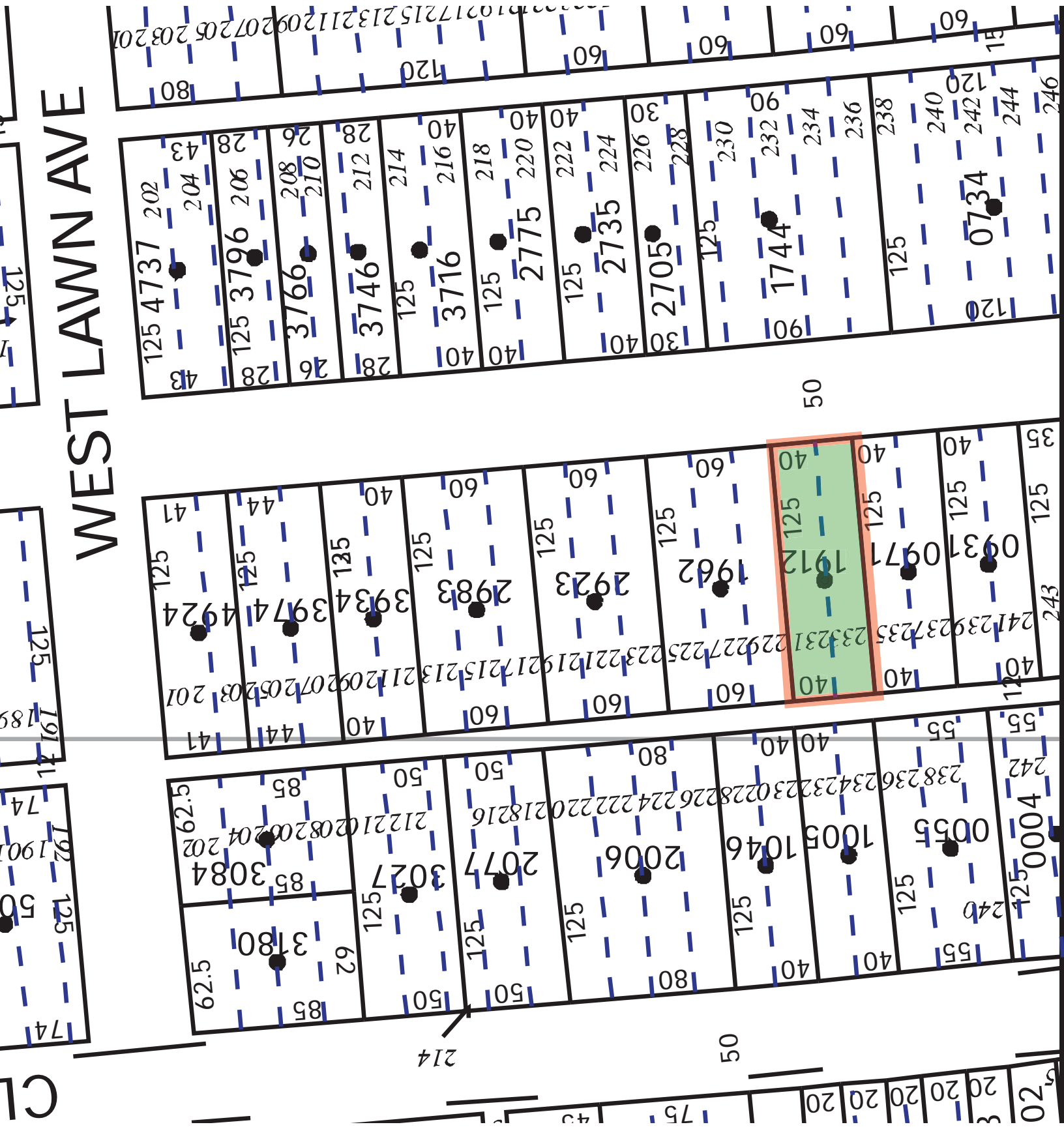
GARFIELD CAPE PLAN

BelleVue
 Builders, Inc.

Drafting
 Solutions

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WEST LAWN AVE



Belleue Builders, Inc.

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

2235 Garfield Avenue Construction Specifications

Excavation:	Excavation for basement, water, and sewer included. Additional underground utilities such as electric, telephone, and cable will be serviced overhead. Lot will be contoured for water drainage and curb appeal at builder's discretion.
Footings:	minimum 8" thick x 18" wide; 3000 psi concrete
Foundation:	10" poured concrete walls in basement 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 8x18 with 4" adjustable steel column
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 edge grade OSB with 50 yr warranty, glued and nailed
Exterior Walls:	2"x4" construction, 16" o.c. with 7/16" OSB sheathing and/or 1/2" R-board and house wrap
Headers:	2"x10" double jacked on spans greater than 5'
Exterior:	Maintenance free vinyl siding w/aluminum soffit and fascia, vinyl shutters on front
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 ice and water shield on eaves and in valleys with aluminum ridge vent on peaks
Gutters:	Aluminum to match fascia color

Basement Access: Egress window (and well if required by grade)

Exterior Doors: Exterior doors are steel insulated 6 panel
Vinyl Slider Patio Door

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

Insulation: Exterior Walls - R-13
Ceiling - minimum R-30 fiberglass insulation
Basement Ceiling - minimum R-19
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
Electric washer and dryer hookups w/vent
Fans in all baths
Lighting allowance given for customer selection

Interior Walls: 2"x4" with ½" drywall glued and screwed

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

Trim: Paint grade pine trim
Sill with apron on windows
Six panel hollow core doors
Schlage locksets
5 ¼" baseboard trim on first floor
3 ¼" baseboard trim on second floor
Oak railings at steps with painted spindles, painted wall caps

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

Heating/AC: Electric heat pump system with electric backup - size as required
electric hot water heater-size as per plan

Kitchen & Baths: Birch Cabinets, Premium Laminate Countertops, and Frigidaire
Appliances
Appliances included are as follows:
Electric Range
Dishwasher
Over the Range Microwave
Garbage Disposal

Flooring: ¾" Oak hardwood in Entry
Vinyl in Kitchen, Dining Area, and Bathrooms
Carpet in all other areas

Other: 2" wearing coarse blacktop for driveway 20' x 25'
3' wide concrete walkway to driveway