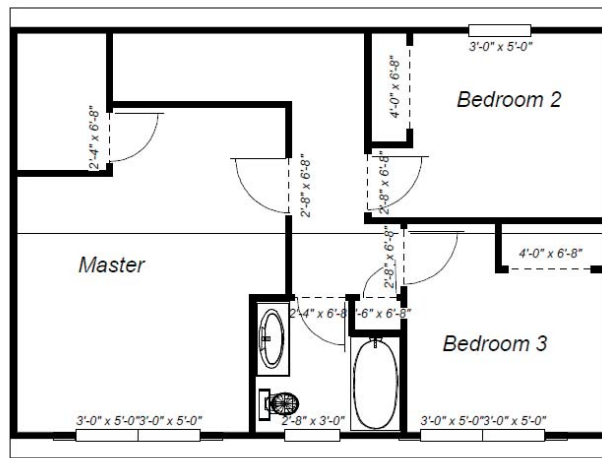
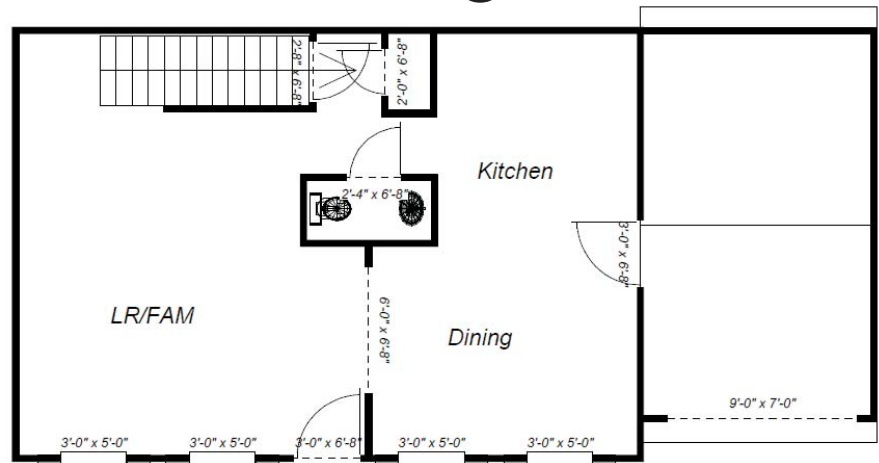
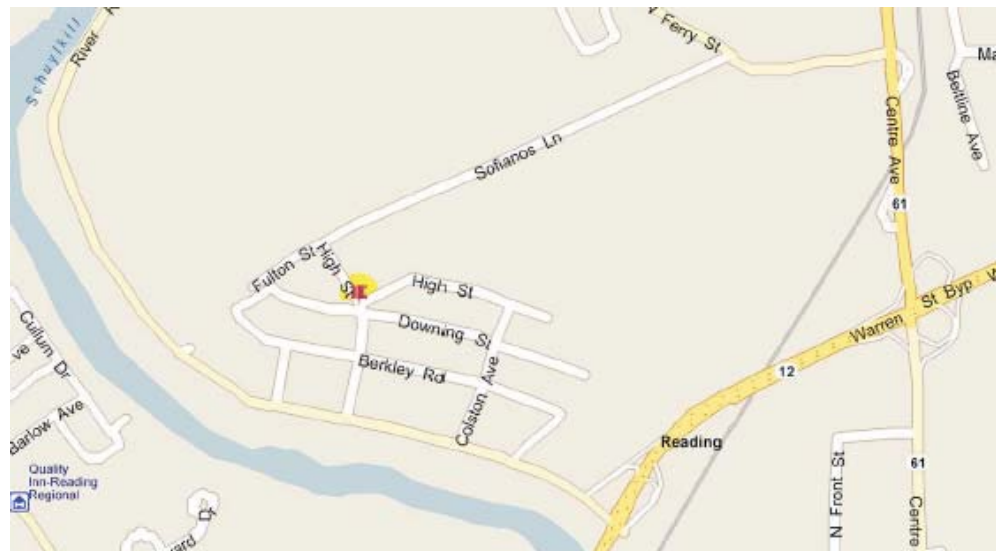


2500 High Street Reading, PA. 19605

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



Quality Built by
Bellevue Builders
\$ 154,900
with 1 car garage



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

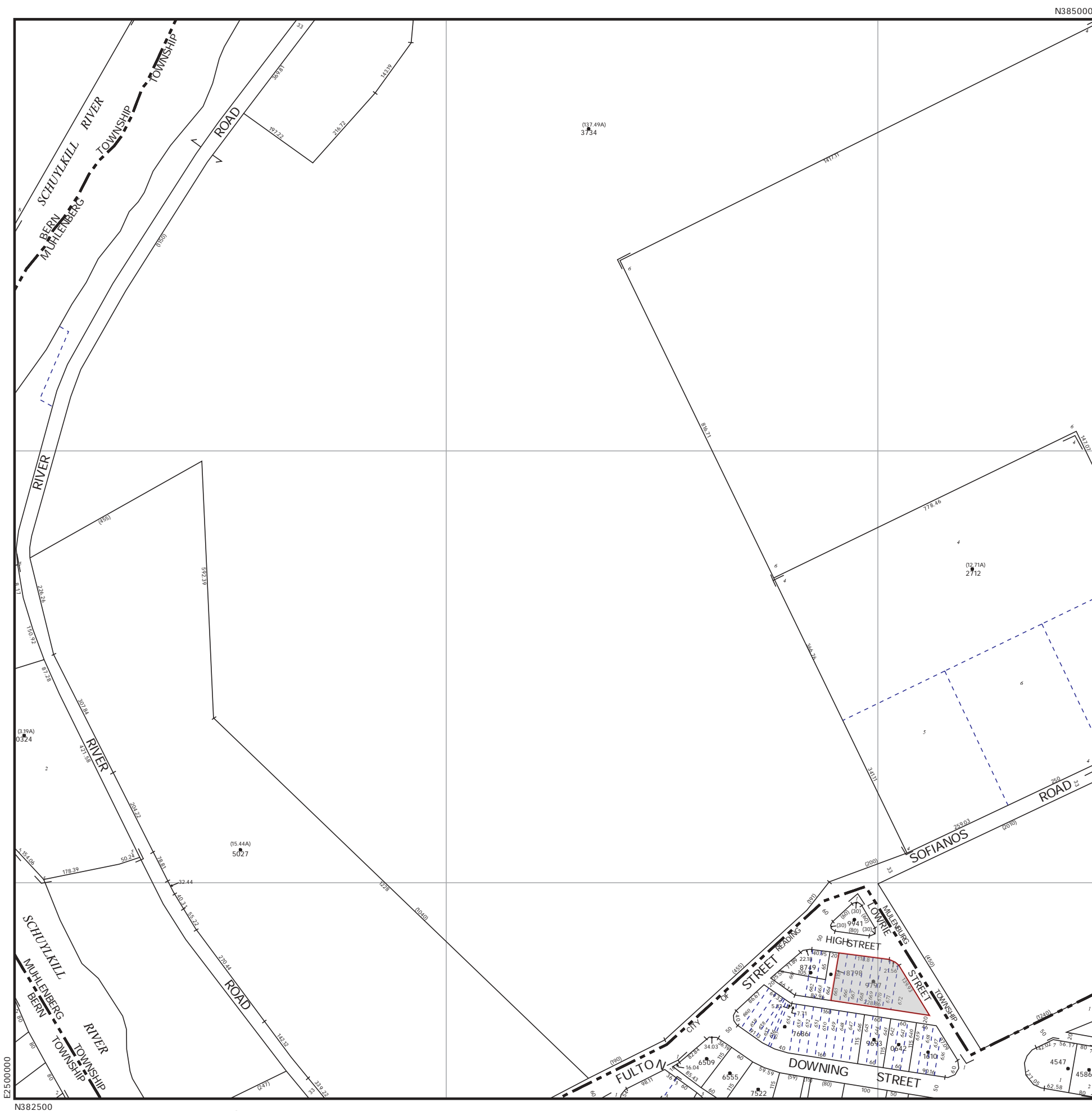
Plumbing: All work to conform to local codes as well as general industry standards
One-piece fiberglass tub/showers
2 frost-free spigots
Public Sewer if available
4" SCH 40 PVC main drain line
PVC drain lines
Public water
PEX water feeds

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



PROPERTY MAP
OF
BERKS
COUNTY
PENNSYLVANIA

Legend:

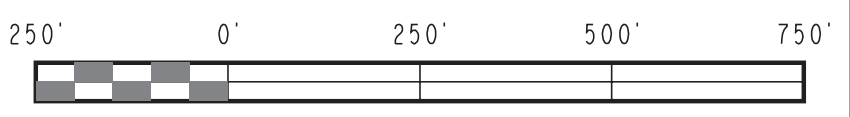
- Property Line
- Right of Way
- Interior Lot Line
- Block Grid Line
- Stream, Lake, Pond
- Municipal Boundary
- Easement
- Utility Easement

Diagram illustrating a parcel hook with dimensions: Scaled Dimension (305.0), Parcel Hook, Lot Dimension (305.31), and Subdivision Lot Number (1).

SUBDIVISION INDEX

SUBD NO	SUBDIVISION NAME	PLAT BOOK	PAGE	CODE
1	RIVERDALE	007	21	0527
2	RIVEREDGE ACRES	009	52	0645
3	LEO J PAULEY	110	22	3278
4	RIVERVIEW INDUSTRIAL PARK	255	20	12016
5	DEGLER SUBDIVISION	257	47	12111
6	RESUB OF RIVERVIEW INDUSTRIAL PARK	268	22	12523
7	DOWNING II MINOR SUBDIVISION	303	379	13389
8	READING REGIONAL AIRPORT AUTHORITY	2011	025699	14407

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.



439807	439808	530805	530806	530807	53		
439811	439812	530809	530810	530811	53		
439815	439816	530813	530814	530815	53		
439819	439820	530817	530818	530819	53		
06 439707	439708	5307 05	5307 22	5307 23	5307 25	5307 26	53
		5307 29	5307 30	5307 31	06 5307 33	5307 35	5307 30
		5307 32	5307 33	5307 34	5307 35	5307 36	5307 37

August 1, 2011

MAP NO. 5308 13