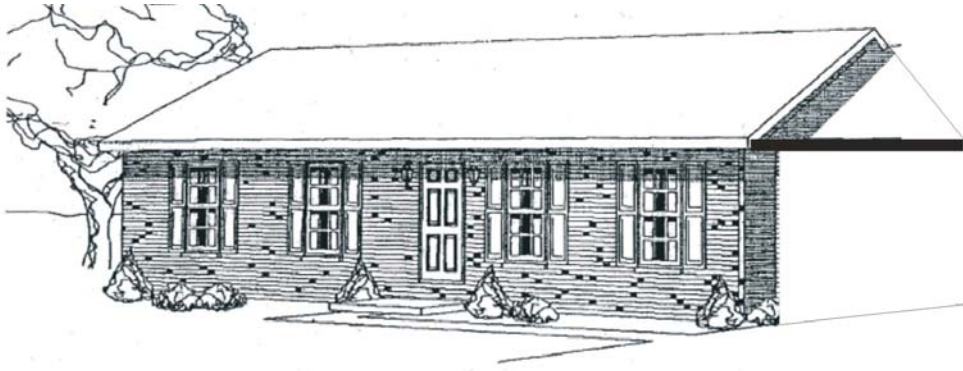
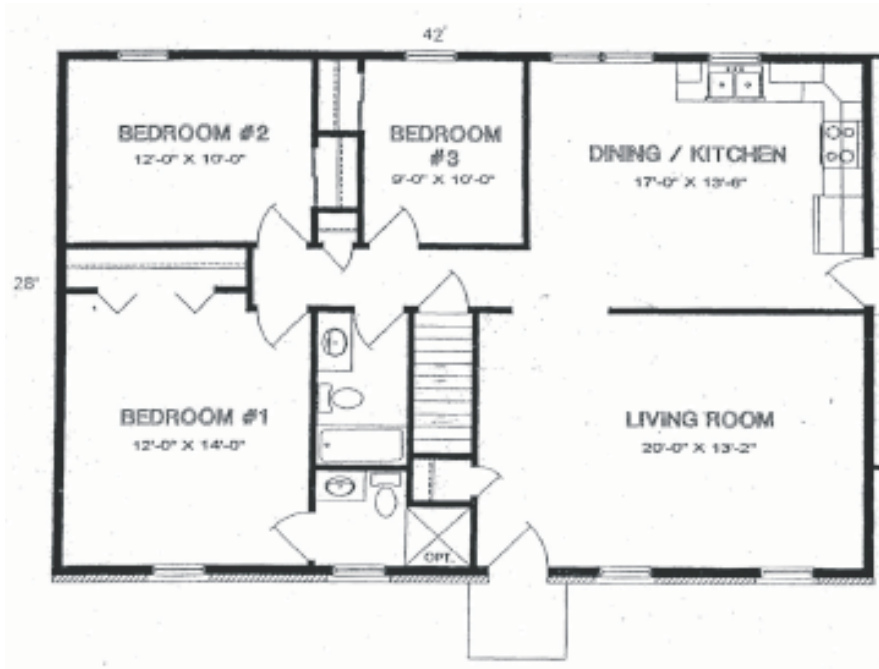


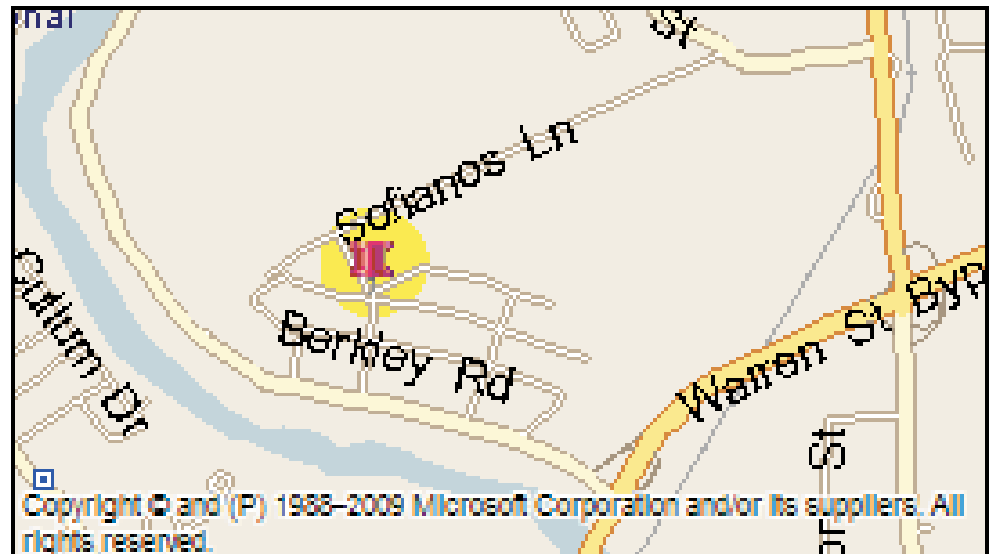
2500 High Street Reading, PA. 19605



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



Quality Built by
Bellevue Builders
\$154,900



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

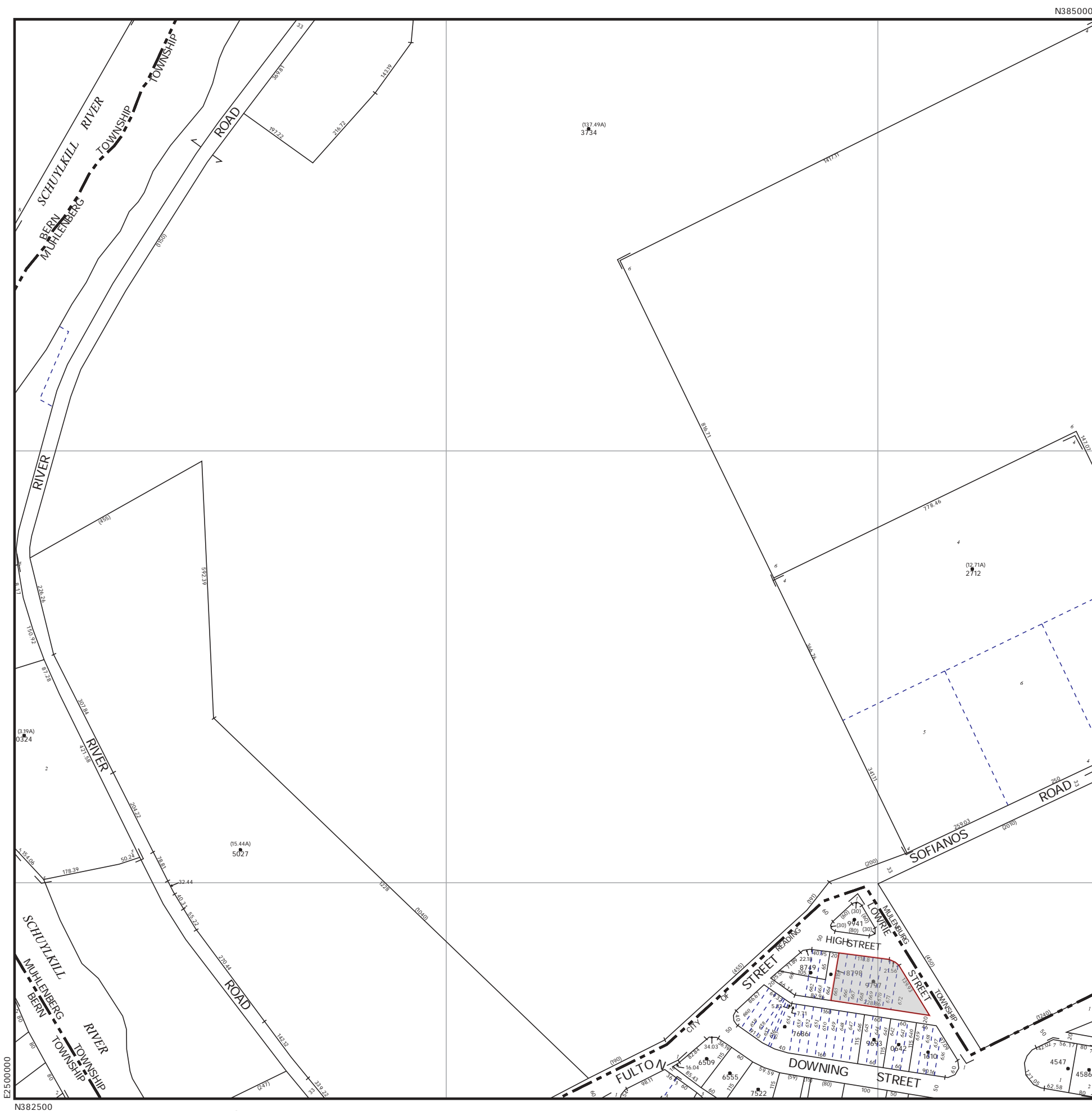
Plumbing: All work to conform to local codes as well as general industry standards
One-piece fiberglass tub/showers
2 frost-free spigots
Public Sewer if available
4" SCH 40 PVC main drain line
PVC drain lines
Public water
PEX water feeds

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
¾" 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:

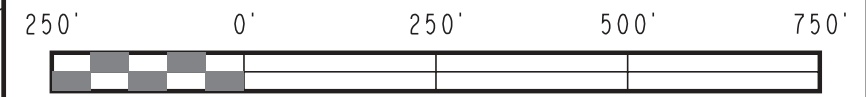
- Property Line
- Right of Way
- Interior Lot Line
- Block Grid Line
- Stream, Lake, Pond
- Municipal Boundary
- Easement
- Utility Easement

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