

MODERN AGE HOME BUILDERS

228 PINE RD, CORAM

HOME SPECS

Concrete

Foundation: Poured re-enforced concrete 8ft. basement walls

- Outside basement entrance with ½ glass entry door and 3 egress windows with concrete window wells
- Waterproof exterior
- 4" poured concrete floor

DRIVEWAY

Blacktop: 2 cars wide at garage with walkway to the front door

LANDSCAPE

Front Yard: Cleared, final grade and sod w/advanced sprinkler system

Side yards and Backyard:

Cleared, final grade & seed

EXTERIOR

Roof: 30-year Architectural roofing shingles

Siding: Vinyl horizontal siding in the color Cape Cod Gray

Garage Door: White raised panel steel door

Fascia Boards: White aluminum covered

Soffits: White vented system

Windows and Exterior Doors: Black vinyl windows & fiberglass exterior entry doors

Gutters & Leaders: 5" white aluminum half round

INSULATION

- NYS approved, surpassing energy star standards
- Conditioned attic and basement. High efficiency spray foam in the attic and drapery wall insulation on basement walls.

Lumber

Douglas Fair Lumber Imported from Canada and California Forests

Sheathing: OBS for walls, roof and subfloor

Walls: 2X4 Exterior walls & interior partitions

Ceiling high: 9ft. 1st floor, 8ft. second floor

INTERIOR

Sheetrock: ½" Field screwed

Railings: Where needed with square balusters

Staircase: 1st floor to second floor, pine stringers and risers with oak steps

Basement Staircase: Oak

Flooring:

^{3/4} Sub Flooring- T&G glued & nailed.

First Floor- NO2 Oak

Second Floor- NO2 Oak

Bathrooms- Tiled with materials imported from Italy

TRIM

Base Trim: 5 1/2" paint grade.

Doors and Windows Trim: 3 1/2" paint grade

Doors: Two panel 6'8" high

Closets: Vinyl coated closet system

KITCHEN

Cabinets: Custom 42" tall wall cabinets, white shaker style

Appliances: 5-piece stainless steel set

Sink: Undermount stainless steel sink

Faucets: Kohler or equivalent

Counters: Custom quartz

HVAC

Heat and AC: 2 Zones Hot Forced Air

ERV System: Energy Recovery Ventilator filtering house air supply

ELECTRIC

GFI: Bathroom, Kitchen, Garage & Exterior

TV Jacks: Three

Smoke Detectors: to code

CO2 Detectors: to code

Exterior Outlets: Two

Lighting: Recessed lighting throughout the home

Smart home: Smart home integration prewiring

PAINTING

Ceilings and closets: White throughout

Walls: One custom color throughout the house

Interior Trim: White Semi-gloss [2 coats]

PLUMBING

Interior Waterline: PEX

Water Waste: PVC

Hot Water: Tankless hot water system

Exterior Water Connections: Three

Washer & Drier Connection (Propane)

Main Water Shut Off

FIREPLACE Gas fired