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Add A Level to your home



Weeks

Modular Add A Level Addition



Before



After

We Design and Build

DREAM HOME

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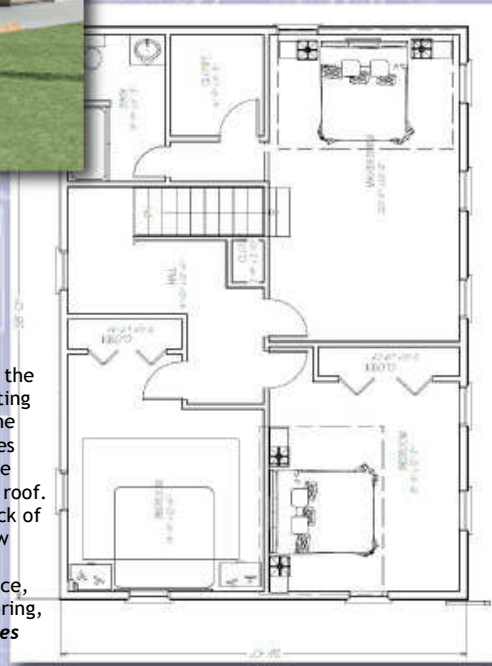
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Description 26' x 38' Modular Second Story Addition

The existing roof will be completely removed and the home will be prepped for the new addition. The existing air handler and duct work will be removed from the existing attic. The chimney will be cut down prior to installation of the modular addition. The new second story addition will be delivered in the form of two modules. Both modules will be hoisted into place using a crane. Once the modules have been placed into the correct position the existing chimney will be extended to protrude through the new roof. The new second story addition will overhang approximately 1' over the front and back of the existing house's lower level exterior walls. The A/C will be reinstalled in the new attic and new ductwork will be extended into both levels. The new staircase will be installed over the existing basement stairway. Once the addition has been set in place, all of the electrical and mechanical connections will be made in the basement. Flooring, trim, and drywall will be finished and the end result will be seamless. *(See our Prices below for this package.)*



Why Build Modular?



Modular additions allow us to build your second floor addition in 30 days or less. The actual addition is built in a controlled factory setting with the latest in technological advancements to allow for a superb level of quality. All of our modular additions are built by Westchester Modular Homes inc. Westchester is an employee owned company.

Because of the ownership stake that the employees have in the company, the additions are built to the highest standard of quality and rigidity. After all, the success of the company depends on what the owners are willing to put into it. Every addition that Westchester builds has to follow a rigorous set of performance standards and routine quality audits. An addition built in a controlled factory setting will always exhibit a higher standard of quality compared to a site built addition. These additions are not only more square, level, and plumb; but they are also built with more structural reinforcements to withstand the pressure of being transported to your site. With that said you should be confident that your addition will last you a lifetime. All scrap material from the construction of your modular addition is reused or recycled by Westchester Modular Homes. Because of the factory setting Westchester Modular Homes can ensure that each addition is built with a tight building enclosure to eliminate excessive air leakage. A tight building enclosure allows for a high level of human comfort and increased energy savings. [SEE LARGER PHOTOS OF MODULE INSTALLATION PROCESS](#)

Item	Master Bedroom	Master Bathroom	2nd Bedroom	3rd Bedroom	Staircase-Hallway	Common Bath
Size	21' x 12'	10' x 6'	16' x 13'	13' x 12'	5' x 12'	n/a
Closet	7' x 6'		2' x 7'	2' x 9'		
Flooring	carpet	tile	carpet	carpet	oak - carpet	
Trim	painted	painted	painted	painted	painted	
Doors	2	2	2	2		
Windows	4	1	2	3	1	
Lights	1 central	1 central	1 central	1 central	1 central	
Outlets	yes	yes	yes	yes		
TV/Cable	yes		yes	yes		
Phone	yes		yes	yes		
Room Paint	yes	yes	yes	yes	yes	
Vanity		yes				
Vanity light		yes				
Vanity marble top		yes				
Bathtub		combo				
Shower		combo				
Toilette		yes				
Faucets		2				

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What's Inside?

- Home Addition Ideas
- Money Saving Tips
- How To's

Item	Specifications
Windows	(11) High efficiency Anderson double hung windows with Low-E and Argon gas. All windows are primed wood interior.
Chimney	Extension of existing chimney so that its top ends 2 feet past roof height, chimney cap included.
HVAC	The A/C will be reinstalled in the new attic and new ductwork will be extended into both levels. Existing baseboard heating will be extended into the addition.
Electrical	Addition will be wired into the main fuse box.
Plumbing	Pex water supply piping, ABS drainage piping, connection to existing water and sewer hookups.

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