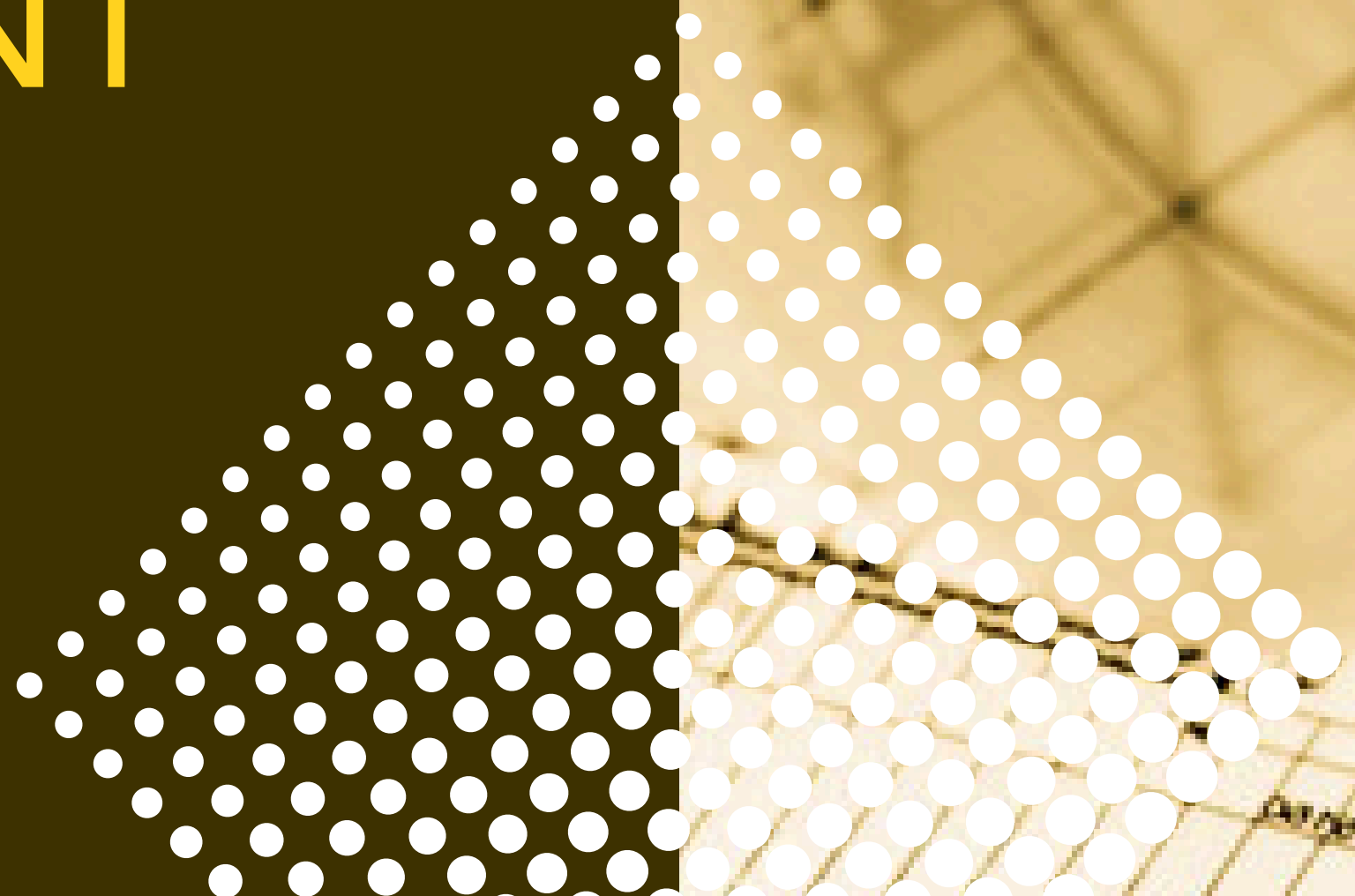


THE PRINCIPLES OF HOMES BY MALTA DEVELOPMENT



HOMES BY
MALTA DEVELOPMENT



A BRIEF HISTORY



WAYNE SAMASCOTT
PRESIDENT

Malta Development Co., Inc. was established in 1988 by Tom Samascott. While observing the building of a new subdivision, Tom began to realize that better quality homes could be built more efficiently and at a better price. This proved a highly successful formula and made Malta Development a National Award-Winning builder, with communities featured in Modern Home Bulder Magazine and Professional Builder Magazine.

In January, 2025 Wayne Samascott became President and owner of **Homes by Malta Development Co.** after taking over the business from his father Tom, changing the original Malta Development Co. Inc, to Homes by Malta Development Co. Having been a familiar presence on Malta Development construction sites from a very young age, Wayne's roots are strongly in the home building industry. Under the mentorship of his father, he has had the unique opportunity to learn the business from the ground up, literally.

"It's the same business, same employees, same office, different name on the door, The expectation is to continue the way we have for the last 37 years. We'll continue to bring on new subdivisions and we're always looking for a new multifamily." Wayne Samascott from an article in the Albany Business Journal 7/7/2025.



CORE VALUES & GOALS

At Homes by Malta Development, we thrive on creating new projects and staying on the cutting edge of modern building techniques and technology. In an effort to keep pace with the ever-changing needs of today's housing market, we are driven by the challenge to be innovative while remaining competitive and true to our core beliefs and goals.



QUALITY – We strive to adhere to the highest standard of quality. We stand behind every home that we build with one of the best warranties in the industry, reflecting the confidence we have in the quality of our homes.

VALUE – We are dedicated to offering homes of lasting value that meet and exceed expectation by anticipating the needs of the modern home buyer. Our innovative designs and unparalleled standard features package are inspired by every customer's desire for a better quality of life.

CUSTOMER CARE– We believe in a stress-free building experience for every one of our valued customers. We have streamlined our home building process so that this can be an exciting time for you and your family, while providing excellent customer care throughout the home buying process and beyond. ...

... A **BEAUTIFUL**
HOUSE **FULLY**
REFLECTS A FINE
CHARACTER.



- ANDREW JACKSON DOWNING



TOWARDS A GREEN FUTURE

AN ENVIRONMENTALLY FRIENDLY ETHOS

“We pursued the Certified Green Professional Designation in order to provide our customers with environmentally friendly homes that not only save them money on monthly utility bills but provide a healthier living environment for their families.”

Wayne Samascott
PRESIDENT

At Homes by Malta Development we understand that it is important to consider not just what it costs you to purchase a home but also what it costs to live in that home. With this in mind, we have completed the National Association of Home Builders' Certified Green Professional (CGP) program. The curriculum provides a solid background in green building methods. The designation also includes a requirement for continuing education to assure that CGPs stay on top of the latest green building techniques.

All of our homes are now being built to the stringent National Green Building Standard (NGBS) which in addition to energy efficient technology, requires that all materials used, from carpeting to paint to glues, be formaldehyde-free, low-allergen, and low in Volatile Organic Compound (VOCs). Your newly-built green home does not just save you money but it is healthier living environment.

Homes by Malta Development is currently the only NGBS Legacy Green Partners of Excellence (5+ years) in New York State. The program's rigorous, third-party verified process provides credible recognition for homes and multifamily buildings that meet high standards in resource efficiency, indoor air quality, and overall sustainability.



ENVIRONMENTAL RESPONSIBILITY

Homes by Malta Development's commitment to the future and the environment is evident within their newest communities. Considered their "greenest homes yet" – they include energy efficient technology and are Energy Star and National Green Building Standard certified.



HOMES INCLUDE:

- Water Efficient Plumbing Fixtures and Irrigation Systems
- Higher Efficiency Furnaces
- Wi-Fi Enabled Thermostats
- Energy Star Certification
- National Green Building Standard Certification
- Super-Efficient Cellulose Insulation

YOUR INVESTMENT IN A MALTA DEVELOPMENT HOME?

In addition to beauty, innovative design, and environmentally friendly construction, we have a proven track record for producing homes of enduring value.



Area realtors tell us that they love listing and reselling Homes by Malta Development. They are quality-built and often have an above average resale value. Home inspectors tell us how impressed they are with our homes' longevity and workmanship.

Buying a new home is an important decision. It is, after all, a substantial investment and that decision will have an ongoing impact on your future. When you choose trust Homes by Malta Development for your newly built home, you can be confident in your decision

