



## Welding Way STANDARD FEATURES

### Quality Construction

- ✓ Truly custom home design (no two homes will be the same)
- ✓ 9' tall x 10" thick reinforced concrete foundation walls
- ✓ 3/4" Advantech sub-floor
- ✓ 2x6 exterior walls, including garage walls
  - 9' tall 1<sup>st</sup> floor walls
  - 8' tall 2<sup>nd</sup> floor walls (if applicable)
- ✓ Huber Zip System wall and roof sheathing
- ✓ Owens Corning Duration architectural style shingles
- ✓ Pella wood clad windows and sliding doors
- ✓ Pella Fiberglass insulated front entry door
- ✓ Triple layer (steel-insulation-steel) overhead doors with openers
- ✓ Heavy Duty Certaineed Monogram vinyl siding (0.046" thickness)
- ✓ R-13 basement wall insulation
- ✓ R-21 exterior wall insulation
- ✓ R-38 ceiling insulation
- ✓ Custom lighting package throughout
- ✓ 4' LED lights in the garage ceiling
- ✓ Exterior electrical outlet at each exterior man door
- ✓ 40-gallon gas hot water heater
- ✓ Custom plumbing fixture package, including fiberglass tub/shower units
  - Custom tile showers are an upgrade
- ✓ Two exterior hose spigots
- ✓ High efficiency gas furnace
- ✓ Central Air conditioning
- ✓ Front yard landscaping
- ✓ Concrete walkway from front door to driveway
- ✓ Grading and seeding of lawn

### Utilities

- ✓ Municipal water service connection
- ✓ Municipal sewer service connection
- ✓ Underground electrical service with 200-amp panel
- ✓ Natural gas fuel source

### Interior Finishing

- ✓ Ceilings to be painted white (smooth finish)
- ✓ Owner's choice of wall paint colors
- ✓ Garage to be finished taped & primed. Baseboard and door/window casing to be installed in garage as well.
- ✓ Custom finish flooring package
- ✓ Custom kitchen and bathroom cabinetry and countertop packages
- ✓ Custom appliance package
- ✓ Custom trim/millwork package

### Community Features

- ✓ Located in the Town of Colonie, Albany County
- ✓ North Colonie school district
- ✓ No homeowner's association

- Note: Some lots will have walk-out basements. Door, window, & basement finishing options are available.