

Why SmartPackage? 60 cost-saving Reasons!

Avoid Double Payments

No Payments During Construction

1. No construction mortgage interest payments
2. No Private Mortgage Insurance (PMI) payments
3. No construction draw fee payments
4. No loan processing fee payments
5. No title policy payment
6. No transfer tax payment
7. No property tax payment
8. No builder's risk insurance policy payment
9. No theft, vandalism or storm damage claim payments
10. No insurance deductible payments
11. No personal injury claim payments
12. No sewer and water usage payments
13. No gas and electric usage payments

Avoid Abnormal Building Site Conditions

No Additional Costs

14. No soil engineering charges
15. No additional excavation charges
16. No additional foundation charges (extra courses)
17. No additional stone backfill charges
18. No blasting and removal of rock charges
19. No stone compaction or testing charges
20. No wider or thicker footing charges
21. No reinforced (re-bar) footing charges
22. No water pumping charges
23. No repair or replacement of city sidewalk charges

Avoid Weather Condition Costs

No Hidden Costs

24. No ripping or frost breaking charges
25. No winter frost protection charges (cover footing with marsh hay and foundation blankets)
26. No mud removal or basement cave-in charges
27. No heated concrete charges
28. No gas or electric winter installation charges
29. No service trip to hook up temporary heat charge
30. No snow and ice removal from basement charges
31. No snow and ice removal from driveway and sidewalk charges
32. No summer weed cutting charges

Includes All Homesite Improvements

No Cost Overruns

33. Stakeout, re-certification and footing check surveys
34. General building, plumbing, heating, electrical and occupancy permits
35. Bond inspection, engineering, erosion, park, sewer and water municipality fees
36. Erosion control fencing
37. Stripping top soil and stock pile
38. Rough grading and spreading top soil
39. Temporary large stone driveway
40. Top coat driveway and front walk with traffic bond stone
41. Stone backfill at garage and under concrete floors
42. Trucking excess dirt (in or out of job site)
43. Sanitary sewer and water lateral with water meter (per neighborhood)
44. Septic and well (per neighborhood)
45. Concrete pumping
46. Tree and bush cutting, stump grinding and removal
47. Uniform mailbox and lamp post (if required)

Includes Complete Home and Lot

Guaranteed Price and Peace of Mind

48. Community architectural requirements
49. Central air conditioning, media air filter and programmable thermostat (per series specifications)
50. Aluminum soffit, fascia, gutters and downspouts with extensions (per series specifications)
51. Interior painting of walls and ceilings
52. Exterior painting/staining of wood products and front door
53. Pre-finished trim and cabinets
54. All hard and soft floor coverings
55. Dishwasher, microwave and disposal
56. Job-site cleanup and debris removal
57. Rough sweeping, pre-flooring sweeping and final interior cleaning
58. Bielinski Homes 1-year builders limited warranty
59. Bielinski Homes 10-year limited structural warranty
60. All features as listed on the "series feature sheet"

