



a tradition of excellence

**Mortensen
Construction INC.**
Custom Design Homes

Welcome to Custom Home Building

How Much Will it Cost?

What Do You Want In It?

Building a Custom Home is a very exciting and different experience. A great deal more of your time, thought and personality will go into your home simply because you and your family will make many of the decisions usually made by your builder. Your own “mental scrapbook” of housing ideas can be arranged to create a new home that is uniquely you.

During our first meetings, we will listen as you describe your new home - beginning with budgetary considerations, general outline, gradually becoming more specific and more detailed.

Based on what you tell us, we may be able to select from our files those floor plans that approximate your description. An existing home plan is an ideal place to begin. It may be necessary to alter the original design or combine several plans and, if necessary, create a plan from your imagination, whichever way, we will work with the most appropriate method to suit your needs. This also is a good time to do a quick feasibility study to determine if your budget is adequate to meet your expectations. As these preliminary plans develop, we get closer and closer to seeing your home on paper, just as you want it. Our experience has shown that the design phase usually requires at least three meetings (sometimes more).

While it is important to proceed quickly

with all aspects of your new home, we want to be absolutely certain that we fully incorporate the features you desire.

Once we have the preliminary plans on paper, we can do a non-bid estimate to be sure that we are still within your targeted budget. As you continue to analyze and determine your priorities, we continue to fine tune your design. One of the maddening and frustrating aspects of having a custom built home is not knowing exactly what it will cost until all those choices have been made. Each change, adjustment, addition or deletion in the design affects the cost of the home. Until all decisions have been finalized, none of us can know the exact cost of the home.

Mortensen Construction will assemble this information and keep you up to date during this process. We want you to know all the costs before plans are finalized and construction is started. Mortensen Construction's unique procedures put the customer in complete control in determining the cost of their home.

We will meet directly with the suppliers and subcontractors to assure that when they prepare their bids they are based on the blueprints and your choices. A copy of these bids will be reviewed by you and Mortensen Construction. After consulting with Mortensen Construction, the final choices can be made. By

providing a detailed cost breakdown, the customer can see the costs and make informed decisions. This gives the customer the opportunity to adjust the cost of their home and make decisions based on cost versus need. When you are satisfied that you have made all the adjustments and changes you want, we are ready to have working blueprints drawn.

We are now ready to begin construction. At this time we can give you an estimated time of completion. As construction progresses past the framing stage we can give you a much closer timetable as to the completion date. This timetable will be helpful in scheduling the closing date and when you can move into your new home.

If there are any areas where you have not made your final choice, such as appliances, tile, floor coverings and others, an “allowance” will be included in the pricing. This provides you with more time to consider your selections or perhaps work with a decorator, while at the same time, a definite price for the new home can be set. If the allowance for a particular category is \$1,500 and your final choices total, \$1,650, you will pay the additional \$150 when you agree upon the change order. If the total is \$1,400, the difference will be credited to you at closing. The cost of your home cannot change without your prior approval.

Changes can be made at any time. However, once blueprints have been drawn, engineering completed and a building permit obtained, even “minor” changes could necessitate redrawing, re-engineering and re-

approval by the building department and/or by the homeowners’ association. These extra steps are costly and cause delays in starting or progressing with construction. To avoid this, we encourage you to take full advantage of your design meeting to think out loud about your home and arrive at a plan that serves all aspects of your housing dream.

Please note that some of the details of the home will be determined outside of yours or our control. Building codes, engineering and homeowners’ association requirements will influence the plans for your new home. We will point these out and discuss them with you. So they can be incorporated into the plan. Many custom home buyers begin this process with a great deal of construction knowledge; others know what they like or dislike in a home, but have not been exposed to the technical side of home building.

Wherever you are on this continuum, when your new home is complete, you will have acquired considerably more construction knowledge and technical vocabulary. Do not hesitate to ask for an explanation at any point. We expect and welcome your questions. We invite your frequent inspection of your new home, and we are always willing to explain the construction process to you.

Mortensen Construction takes pride in providing their customers with the most efficient service. By following Mortensen Construction’s guideline from start to finish, you always know what the costs are and what is going into the home.