



a tradition of excellence

**Mortensen  
Construction INC.**  
Custom Design Homes



*Lifestyle*  
**Homes**

## Preferred Package

Items included in the **Preferred Package** basic Home Price

Pricing determined on standard flat lots no larger than 10,000 sq ft. with 20' front setback - If lot is high or low some additional costs may occur.

### UP-FRONT COSTS

- Plans
- Appraisal
- Building Permits
- Impact Fees
- Water, Sewer, & Power Hookup Fees
- Temporary Job Utilities

### EXCAVATION & CONCRETE WORK

- 32' x 25' Concrete Driveway
- 120 sq. ft. Concrete Patio
- Footing Drainage system
- Fine Grading of Existing Soils Ready for Planting

### WINDOWS & PATIO DOORS

- Vinyl Windows w/Low E & screens
- Vinyl Sliding Patio Doors
- Grids on front windows

### STRUCTURAL

- 2x4 Exterior Walls
- 8' Ceilings
- Scissor Vaults in Main Living Area
- Three Car Garage 32' wide

### ROOFING

- Architectural Asphalt 30 year

### INSULATION

- R13 Walls, R38 Ceiling - main house only
- Air infiltration package
- R19 foundation perimeter insulation and Mechanical ventilated crawl space
- Optional: Garage Wall & Ceiling Insulation

### SHEETROCK

- Garage Sheet rocked and Fire Taped
- Interior Sheetrock Texture: Knock Down
- Rounded Sheetrock Corners in Main Living Area

### DOORS, TRIM, & HARDWARE

- Front Door: Textured Steel Insulated
- Dead bolts on Exterior Doors
- Front Door Hardware: Kwikset Polo  
Color: Pewter
- Curtain Rod & Towel Bar Backing
- Steel Insulated Pedestrian Door in Garage
- Interior Doors: Raised Panel Elite Painted
- Interior Door Hardware: Kwikset Polo.  
Color: Pewter
- Window Treatments: Sheetrock Wrapped with painted Wood Sills
- Shelving: Shelf stacks & Pant & Shirts in all Bedroom Closets
- Casings: 2 1/4" Colonial Style
- Door Header: RB3 Mantle Style
- Wood Base: 2 1/4" Colonial Style

### PAINTING

- Owner color choice Interior Paint
- Owner color choice Enameled woodwork
- Optional: Painted accent colors
- Exterior Colors (Owners Choice): 2 or 3 Colors (must be ACC approved)

### BATHROOM AMENITIES

- Towel Bars, Etc: Pewter
- Mirrors: Beveled Counter Length x 36" to 42"

### EXTERIOR DETAIL

- Garage Door: 16' x 7' & 9'x7' insulated
- Masonite Cottage Lap Siding
- Exterior cleanup
- Masonry - \$1,000 allowance
- Full Gutters

### PLUMBING

- Kitchen sink: Steel Enamel Plumbing Fixtures w/ Single Control Moen Faucet
- Vanity Sinks: China Plumbing Fixtures w/ Single Control Moen Faucets
- Tile Look Fiberglass Tub/Shower Units in Master & Main Baths
- 50 Gallon Gas Water Heater
- 2 Exterior Hose Bibs on sides of house
- Garbage Disposal: Badger 1 - 1/3 HP
- Rough-in Plumbing for water softener
- Plumbing for Ice Maker

### ELECTRICAL

- Phone Jacks: 3
- TV Jacks: 3
- 200 Amp Electrical Service
- Garage Door Opener w/ keyless remote
- 1 Standard Exhaust Fan per Bath/Utility Room
- 2 Outside Waterproof Outlet
- 5 Recessed Can lights in Kitchen & 1 Can Light over sink
- Wiring for Ceiling Fan in family room
- Optional: Yard Light (required in some subs)

### HEATING

- 80% Efficiency Gas Furnace
- 10 SEER Air Conditioning

### FIREPLACE

- Optional

### CABINETS

- Recessed Panel Hickory
- 36" high counter in Mstr bath

### HARD SURFACES

- Laminate Counter Tops w/wood self edge and 6" tile back splash

### FLOOR COVERINGS

- Carpet & Vinyl - \$22/YD
- #2 Red Hardwood Entry

### ALLOWANCES

- Appliances (White on White - Kenmore SC Range, 3 Level DW, Microwave Hood)
- Lighting \$\$.55/Sq Ft
- Security System \$0.00
- Built-in Vac System \$0.00
- Hard Surfaces Varies w/ Model
- Carpet & Vinyl Varies w/ Model
- Hardwood Floor Varies w/ Model
- Landscaping & Sprinklers (required in some subs) \$0.00

### FINANCING

- Construction Financing by Builder