



a tradition of excellence

**Mortensen  
Construction INC.**  
Custom Design Homes



*Lifestyle*  
**Homes**

## Premium Package

Items included in the **Premium 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
- 144 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
- 9' Ceilings on Main Floor, 8' Upper Floor
- Scissor Vaults in Main Living Area
- Three Car Garage 32' wide

### ROOFING

- Architectural Asphalt 30 year

### INSULATION

- R15 Blow-in-Blanket Walls , R44 Ceiling - main house only
- Air infiltration package
- R19 foundation perimeter insulation with mechanical ventilated crawl space
- R11 Garage Wall
- Optional: Garage Ceiling Insulation

### SHEETROCK

- Garage Sheet rocked and Fire Taped
- Interior Sheetrock Texture: Hand Textured
- Rounded Sheetrock Corners Through out home

### DOORS, TRIM, & HARDWARE

- Front Door: Textured Steel Insulated
- Dead bolts on Exterior Doors
- Front Door Hardware: Kwikset Latch Handle Set  
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: Wood Wrapped painted
- Shelving: Shelf stacks & Pant & Shirts in all Bedroom Closets
- RB3 header molding on interior doors and Window Trim 2 1/4"  
Colonial style casings
- Wood Base: 3 1/4" Colonial Style

### PAINTING

- Owner color choice Interior Paint
- Owner color choice Enameled woodwork
- Optional: Painted accent colors
- Exterior Colors (Owners Choice): 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 8' & 9'x8' insulated
- Masonite Cottage Lap Siding
- Masonry - \$2,000 allowance
- Full Gutters

### PLUMBING

- Kitchen sink: Cast Iron Std 2 compartment w/ Single Control Moen Faucet
- Vanity Sinks: China Fixtures w/ Single Control Moen Faucets
- Jetted Tub with Separate Shower in Mstr bath
- Tile Look Fiberglass Tub or Shower Units in Master & Main Baths
- 50 Gallon Gas Water Heater
- 2 Exterior Hose Bibs on sides of house
- Garbage Disposal: Badger V - 1/2 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 Outlets
- 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

- Gas Fireplace with Facade Allowance of \$1,000.00

### CABINETS

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

### HARD SURFACES

- Laminate Counter Tops w/wood self edge and 6" tile back splash
- Mstr bath Jetted tub surround: Tile or Cultured marble

### FLOOR COVERINGS

- Carpet & Vinyl - \$25/YD
- Hardwood Entry

### ALLOWANCES

- Appliances (White on White - Kenmore SC Range, 3 Level DW, Microwave Hood)
- Lighting \$\$.65/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