



a tradition of excellence

**Mortensen
Construction INC.**
Custom Design Homes



Lifestyle
Homes

Debut Package

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

Pricing determined on standard flat lots no larger than 9,000 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
- 100 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

ROOFING

- Architectural Asphalt 30 year

INSULATION

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

SHEETROCK

- Garage Sheet rocked and Fire Taped
- Interior Sheetrock Texture: Knock Down
- Optional: 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: Colonial Style
- Wood Base: Colonial Style

PAINTING

- Owner color choice Interior Paint
- Owner color choice Enameled woodwork
- Exterior Colors (Owners Choice): 2 Colors (must be ACC approved)

BATHROOM AMENITIES

- Towel Bars, Etc: Pewter

- Mirrors: Counter Length x 36" to 42"

EXTERIOR DETAIL

- Garage Door: 16' x 7' & 9'x7' insulated
- Masonite Cottage Lap Siding
- Exterior cleanup
- Masonry - \$500 allowance
- Full Gutters

PLUMBING

- Kitchen sink: Steel Enamel Plumbing Fixtures w/ Single Control Moen Faucets
- Vanity Sinks: Steel Enamel Plumbing Fixtures w/ Duel Control Moen Faucets
- 1 vanity sink in each bathroom - 2 in mstr
- 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
- Optional: 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 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

- Cardell Recessed Panel Oak

HARD SURFACES

- Laminate Counter Tops w/wood self edge and 4" tile back splash

FLOOR COVERINGS

- Carpet & Vinyl - \$18/YD
- #2 Red Oak Entry

ALLOWANCES

- Appliances (White on White - Kenmore SC Range, 3 Level DW, Microwave Hood) \$.45/Sq Ft
- Lighting
- Hard Surfaces
- Carpet & Vinyl
- Hardwood Floor
- Landscape (required in some subs) Varies w/ Model
Varies w/ Model
Varies w/ Model
\$0.00

FINANCING

- Construction Financing by Builder