

**KEN THURSTON HOMES**  
**SPRING HOLLOW SUBDIVISION**

Standard Features

**STRUCTURAL**

1. Monolithic Foundation with slab on grade.
2. 2x6 exterior walls @ 24" on center to allow for more insulation.
3. Sealed penetrations and bottom plat with latex caulk and foam.
4. Pre-engineered roof truss framing.
5. Blown in Insulation with R-23 in the Exterior walls and R-38 in the ceilings.
6. Dual pane Low E, vinyl windows.
7. Termite treatment under foundation.
8. 9' ceilings.

**EXTERIOR**

1. Two tone Synthetic Stucco.
2. Tyvec house wrap for air and moisture barrier.
3. Front yard landscaping TBD 5 bushes and 1 tree
4. Programmable irrigation system.
5. 30-year architectural shingles.
6. Roof ventilation with gable and roof vents.
7. Garage door opener pre-wire.
8. Garage includes drywall, texture, and trim.
9. 4' block wall in back yard with side gates  
\*May vary by lot.
10. Front and back Hose bibs.
11. Front Coach lights, porch lights front and back.
12. Covered front and back porch per plan.

**PLUMBING, ELECTRICAL, HVAC**

1. Ice-line hookup for Refrigerator.
2. Cable / phone jacks in the all bedrooms, living areas and a phone in the kitchen.
3. Ceiling fans in Master and Living areas pre-wired in all other Bedrooms

5. Oil-rubbed bronze or Satin Nickel Light fixtures.
5. Refrigerated AC with 14 seer compressor.
6. All electric
7. Programmable thermostat.
8. Air ducts built-in heated space for greater efficiency.
9. Return air vents in all bedrooms for greater pressure and temperature control.
10. 40 gallon water heater.
11. Kitchen, baths, and garage on G.F.I. circuits.

**KITCHEN and BATH**

1. Choice of Maple or Oak Cabinets.
2. Laminate counter top from Builder's selection.
3. Pantry Per Plan
4. 8" deep stainless steel sinks with disposal.
5. Stainless steel kitchen faucet with sprayer.
6. Whirlpool appliances including electric range, dishwasher and microwave.
7. Elongated toilets
8. Oil-rubbed bronze or Satin Nickel faucets
9. Walk in Shower and Garden Tub per plan in master bath
10. Steel bathtubs with tile surround in guest bathroom

**INTERIOR**

1. Tile in entry way, kitchen, utility and bathrooms.
2. Cheyenne style interior doors.
3. Electric hook-ups for dryer.
4. Quality carpet with 1/2" pad.
5. Oil-rubbed bronze or Satin Nickel door levers and hardware.
6. Wood shelving in pantry and closets.
7. Two tone semi-gloss interior paint.

