

# KEN THURSTON HOMES

#1 Energy Star Certified Home Builder in Las Cruces  
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 & Vaulted ceilings in living space

## EXTERIOR

1. Two tone Synthetic Stucco.
2. Tyvec house wrap for air and moisture barrier.
3. Front yard landscaping with two tone rock. 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' rock wall in back yard and 1' in front  
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. Security System installed / Smart Wired
3. Cable / phone jacks in the all bedrooms, living areas and a phone in the kitchen.
4. Ceiling fans in Master and Living areas  
Pre-wired in other Bedrooms
5. Oil rubbed bronze or satin nickel light fixtures

6. Refrigerated AC with 14 seer compressor.
7. 90% efficiency gas-forced air furnace.
8. Programmable thermostat.
9. Air ducts built-in heated space for greater efficiency.
10. Return air vents in all bedrooms for greater pressure and temperature control.
11. 40 gallon water heater
12. 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 sink with disposal  
Satin nickel kitchen faucet with sprayer.
5. Whirlpool appliances including gas range, dishwasher and microwave.
6. Elongated toilets
7. Oil-rubbed bronze or Satin Nickel faucets  
In bathrooms
8. Walk in Shower and Garden Tub per plan in master bath
9. Steel tub with tile surround in guest bathroom

## INTERIOR

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

Ken Thurston Homes reserves the right to change standard features list without notice or prior approval.

