



**BRIDGEPORT AT HERITAGE LAKE
 QUALITY CHECKLIST**

At Standard Pacific Homes, we take great pride in the quality of homes we build. Bridgeport at Heritage Lake has many generous features of outstanding quality, which are included in the price of your home. Our generous features are listed below. We encourage you to use this Quality Checklist to compare the quality of Bridgeport at Heritage Lake with that of other developments you are considering.

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FINISH CARPENTRY AND STAIRWAY

Elegant enameled wood window sills throughout (except high windows)	✓			
Enameled wood caps on all low walls	✓			
Staircase with custom-crafted maple handrail and oversized, enameled white spindles (residences 3 & 4)	✓			
Oversized, enameled wood baseboards and door casings	✓			

CABINETRY

Soft maple cabinets throughout (except laundry) with concealed hinges on all cabinets, fixed and adjustable shelving, white laminated interiors and smooth glide drawers	✓			
Built-in enameled base and upper cabinets with concealed hinges and cultured marble countertop in laundry.	✓			
Generous built-in linen cabinetry	✓			
Built-in desk in nook (residences 2 & 4)	✓			
Butler's pantry (residence 4)	✓			
Walk-in pantry (residence 4)	✓			

FIREPLACE

Wood burning fireplace in family room with gas stub	✓			
Precast or enameled wood fireplace mantel	✓			
Stone, brick or precast fireplace hearth and face depending on exterior elevation	✓			

KITCHEN

White or Black Whirlpool built-in self-cleaning oven with AccuBake® Heat Distribution System	✓			
White or Black Whirlpool Gold 36" glass cooktop with five sealed burners and cast iron grates	✓			
White or Black Whirlpool 1.7 cubic-foot microwave	✓			
White or Black Whirlpool 36" high-performance hood	✓			
White or Black Whirlpool five-level dishwasher	✓			
Abundance of soft maple cabinetry with concealed hinges, fixed & adjustable shelving, white laminated interiors and smooth glide drawers	✓			
White 6" x 6" ceramic tile kitchen countertops with 6" splash throughout and full splash behind cooktop	✓			
Oversized cookware drawers beneath cooktop	✓			

Food preparation island with additional storage	✓			
Eating bar (residence 4; raised eating bar at residences 1, 2 & 3)	✓			
Heavy-duty garbage disposal	✓			
Pull-out recycle bin with two containers	✓			
Price Pfister faucet with pull-out spray	✓			
Cast iron two-compartment sink	✓			
Recessed lighting in ceiling and undercabinet fluorescent lighting	✓			
Drywalled soffits at kitchen cabinets for custom appearance	✓			
Family-sized breakfast nook	✓			

BATHROOMS

White 6"x6" ceramic tile surrounds at tub and shower, including tiled shower floor and tiled shower seat at master	✓			
White 6"x6" ceramic tile countertop at adult-height pullman at master	✓			
Separate oversized tub and oversized shower at master	✓			
Pressure-balanced anti-scalding shower valve at all baths	✓			
Frameless shower enclosure with 1/4" clear glass at master	✓			
Large walk-in closets with double shelf and pole in select locations at master	✓			
Private water closet at master	✓			
Widespread Price Pfister faucets at master	✓			
Frameless, mirrored medicine cabinets at all baths	✓			
Elongated toilets at all baths	✓			
Downstairs guest bath with adult-height pullman cabinet cabinets and widespread faucets and cultured marble countertops (residences 1, 3 & 4)	✓			
Powder bath with pedestal lav and widespread faucets (residence 2)	✓			

DOORS AND WINDOWS

ThermaTru 8' high raised-panel entry door in insulated fiberglass	✓			
Classic entry door hardware with oil-rubbed bronze finish	✓			
Raised-panel wardrobe and interior doors	✓			
Satin nickel interior door hardware with matching hinges	✓			
Energy-efficient windows with white vinyl frames and two panes of "Low E" thermal glass	✓			
Sectional roll-up garage door with raised panels and automatic door opener with 2 transmitters	✓			

ELECTRICAL AND COMMUNICATIONS

Centered ceiling light fixtures in all bedrooms with multiple light switches for future homeowner-installed ceiling fan	✓			
White rocker-style electrical switches throughout with dimmer switch in dining room	✓			
Pre-wire for future ceiling fan in family room	✓			
High-speed Category 5 data telephone wire (locations vary per plan)	✓			
RG-6 coaxial television cable (locations vary per plan)	✓			
Standard access to Verizon Fiber Optic at media niche and residences 2 & 4 desks	✓			
Flush-mounted recessed lighting at select locations	✓			

OTHER INTERIOR FEATURES

Spacious and functional secondary bedrooms	✓			
Central air conditioning and heating system, upgraded programmable thermostat with digital night setback feature and deluxe air registers (dual-zone system in residences 3 & 4)	✓			
Formal entry with ceramic tile flooring; vinyl flooring throughout kitchen, nook, baths and laundry area	✓			
50-gallon energy-efficient water heater	✓			
Engineered floor joists minimizing floor squeaks (residences 3 & 4)	✓			
Fully insulated exterior walls and exterior ceilings at living areas	✓			
Gas stub for clothes dryer	✓			
Pre-plumbed for laundry sink	✓			
Finished drywall garage interiors with convenient electrical outlets	✓			

LEAK PROTECTION

Metal drip edges on roof	✓			
Double felt underlayment beneath entire roof tile for maximum leak protection	✓			
Sheet metal at exterior penetrations for improved leak protection	✓			
Double wrapped paper under stucco exterior for maximum leak protection	✓			
Exclusive use of furring nails for better stucco application	✓			

EXTERIOR FEATURES

Front porch on all elevations (size and layout may vary by elevation)	✓			
Sophisticated and distinctive architectural styles	✓			
Customized exterior color schemes	✓			
Single-sided split-face block return walls with precision cap; wood fencing at side and rear yard walls; and wood walk gate	✓			
Prepped for "Tubes in the Walls®" Pest Defense System	✓			
Brick or stone veneers on select elevations	✓			
Concrete driveway sleeved for additional irrigation or low voltage lighting	✓			
Front yard landscaping with irrigation on automatic timer and weather-based controller/sensor for water conservation	✓			
Gas stub at rear yard for future backyard barbecue	✓			
Address lights	✓			
Weatherproof exterior electrical outlets	✓			
Energy-efficient and fire retardant concrete roof tile	✓			

Standard features subject to change. 4/15/06