



***HEIGHTS AT FAIRWAY CANYON
 QUALITY CHECKLIST***

At Standard Pacific Homes, we take great pride in the quality of homes we build. Heights at Fairway Canyon 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 Heights at Fairway Canyon 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; oversized and enameled white spindles	✓			
Oversized, enameled wood baseboards and door casings	✓			

CABINETRY

Impressive soft maple cabinetry throughout (except laundry)	✓			
Built-in white enameled cabinets with concealed hinges and cultured marble countertop in laundry.	✓			
Generous built-in linen cabinetry	✓			

FIREPLACE

Wood burning fireplace in family room with gas log lighter valve	✓			
Precast or enameled wood fireplace mantel (by elevation)	✓			
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 1.7 cubic foot built in microwave oven	✓			
White or Black Whirlpool 36" glass cooktop with five sealed burners and cast iron grates	✓			
White or Black Whirlpool four-cycle 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/island(eating bar residence 1, island residence 2 & 3)	✓			
Cast iron two-compartment sink	✓			
Price Pfister faucet with pull-out spray	✓			

Heavy-duty garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pull-out recycle bin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed fluorescent lighting in ceiling and undercabinet fluorescent lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drywalled soffits at kitchen cabinets for custom appearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family-sized breakfast nook	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BATHROOMS

White 6"x6" ceramic tile surrounds at tub and shower, including tiled shower floor at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultured marble countertop at adult-height pullman at master	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framed shower enclosure with 1/4" clear glass at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Separate oversized tub and oversized shower with pressure balanced, anti-scalding shower valve at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large walk-in closets with double shelf and pole at select locations at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private water closet at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framed mirrored medicine cabinets at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widespread Price Pfister faucets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultured marble countertops in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elongated toilets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upgraded bathroom lights and fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DOORS AND WINDOWS

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

ELECTRICAL AND COMMUNICATIONS

Centered, ceiling-mounted light fixtures in all bedrooms with multiple light switches for future homeowner-installed ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-wire for future ceiling fan in family room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White rocker-style electrical switches throughout and dimmer switch in all bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structured wiring with all data and information cables home run to central panel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High-speed Category 5 data telephone wire (outlet locations vary per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RG-6 coaxial television cable (outlet locations vary per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Standard internet access at media niche and desks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed lighting at select locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER INTERIOR FEATURES

Spacious and functional secondary bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air conditioning and heating system with touch screen, programmable digital night setback thermostat, deluxe air registers and dual-zone system in all residences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ceramic tile flooring at formal entry; vinyl flooring throughout kitchen, nook, baths and laundry area	✓			
50-gallon, energy-efficient water heater	✓			
Engineered floor joists minimizing floor squeaks	✓			
Fully insulated exterior walls and exterior ceilings at living areas	✓			
Gas stub for clothes dryer	✓			

LEAK PROTECTION

Metal drip edges on roof	✓			
Double felt underlayment beneath entire roof tile and exterior walls 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 some elevations (size and layout may vary by elevation)	✓			
Sophisticated and distinctive architectural styles	✓			
Precision block front return walls with wood fencing at side and rear yard walls; tubular steel fencing on select view lots	✓			
Prepped for TAEXX™ Built-In Pest Control System	✓			
Brick or stone veneers on select elevations	✓			
Customized exterior color schemes	✓			
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	✓			
Drywall garage interiors with convenient electrical outlets	✓			
Gas stub for future backyard barbecue	✓			
Address light	✓			
Weatherproof electrical outlets	✓			
Energy-efficient and fire retardant concrete roof tile	✓			

Standard features subject to change. 1/15/2007