



LAKESIDE AT HERITAGE LAKE
QUALITY CHECKLIST

At Standard Pacific Homes, we take great pride in the quality of homes we build. Lakeside 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 Lakeside 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, & 5)	✓			
Oversized enameled wood baseboards and door casings	✓			

CABINETS

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	✓			
Built-in desk at kitchen or tech loft (residences 1, 3 & 5)	✓			
Butler's pantry (residence 3 & 5)	✓			
Walk-in storage closets (residences 1, 3, & 4)	✓			
Walk-in linen (residences 3 & 5)	✓			

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 Whirlpool Gold 30" built-in, self-cleaning double oven, AccuBake Temperature Management System, and upper convention oven	✓			
White Whirlpool Gold 36" glass cooktop with 5 sealed burners and cast iron grates	✓			
White Whirlpool Gold 1.7 cubic foot built-in microwave	✓			
White Whirlpool Gold 36" hood	✓			
White Whirlpool Gold five-cycle Energy Start dishwasher with Super Capacity Tub dishwasher	✓			
Abundance of soft maple cabinetry with concealed hinges, fixed & adjustable shelving, white laminated interiors and smooth glide drawers	✓			
White 6"x6" ceramic tile kitchen countertops with 6" backsplash throughout and full backsplash at cooktop	✓			

Oversized cookware drawers beneath cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food preparation island with additional storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy duty garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eating bar (residences 4 & 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pull-out trash bin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Price Pfister pull-out spray faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cast iron two-compartment sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed lighting in ceiling and under cabinet fluorescent lighting (subject to future state-mandated energy code requirements)	<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 and seat at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White 6"x6" ceramic tile countertop at adult-height pullman at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White 6"x6" ceramic tile countertops in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Separate oversized tub and oversized shower at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widespread Price Pfister faucets with pressure balanced anti-scalding shower valve at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frameless shower enclosure with 1/4" clear glass and custom door handle at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large walk-in closet(s) with double shelf and pole in 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"/>
Frameless mirrored medicine cabinet at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elongated toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upgraded bathroom 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 Schlage entry door hardware with oil-rubbed bronze finish	<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 Schlage door hardware with matching hinges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dual-glazed "low E" vinyl windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated, 8' high sectional roll-up garage door with raised panels; automatic opener with 2 transmitters at double door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL AND COMMUNICATIONS

Centered ceiling 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"/>
White rocker style electrical switches throughout and dimmer switch at dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High-speed Category 5 data telephone wire (outlets locations vary per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RG-6 coaxial television cable (outlets at bedrooms and media niche; residences 1 & 5 nook desk and residence 3 tech loft desk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flush-mounted 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"/>
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Dual-zone central air conditioning and heating system with deluxe air registers and digital night setback thermostat(s)	✓			
Formal entry with ceramic tile flooring; vinyl flooring throughout kitchen, nook and laundry area	✓			
Downstairs guest bath with adult-height pullman cabinet (residences 1 & 5 powder bath; residences 2, 3 & 4 bath #3)	✓			
50-gallon energy-efficient water heater	✓			
Engineered floor joists minimizing floor squeaks (residence 3, 4 & 5)	✓			
Fully insulated exterior walls and exterior ceilings at living areas	✓			
Gas stub for gas laundry appliances	✓			
Pre-plumbed for laundry sink	✓			
Finished dry wall garage interiors with convenient electrical outlets	✓			

LEAK PROTECTION

Metal drip edges on roof eaves	✓			
Double felt underlayment beneath entire roof tile and exterior walls	✓			
Sheet metal at exterior penetrations	✓			
Double wrapped paper under stucco exterior	✓			
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	✓			
Split-face block front return walls with wood gate and wood fencing at side & rear yards	✓			
Rear covered porch (residence 1)	✓			
Brick or stone veneers on select elevations	✓			
Concrete driveway sleeved for irrigation and lighting	✓			
Front yard landscaping with irrigation on automatic timer	✓			
Gas stub at rear yard for future backyard barbecue	✓			
Address lights	✓			
Customized exterior color schemes	✓			
Weatherproof electrical outlets	✓			
Energy-efficient and fire retardant concrete roof tile	✓			
Prepped for "Tubes in the Wall®" Pest Defense System	✓			

Standard features subject to change. 4/28/05