



STANDARD PACIFIC HOMES

Making You Right At Home®

PHEASANT RUN QUALITY CHECKLIST

At Standard Pacific Homes, we take great pride in the quality of homes we build. Pheasant Run 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 Pheasant Run 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 2, 3 & 4)	✓			
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, sink with Moen chrome faucet and separate side spray and cultured marble countertop in laundry	✓			
Built-in desk in nook and/or tech loft (residences 1, 3 & 4)	✓			
Walk-in linen (residence 4)	✓			
Walk-in pantry (residence 4)	✓			
Butler's pantry (residences 2 & 4)	✓			
Broom closet (residence 1)	✓			

FIREPLACE

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

KITCHEN

White "Whirlpool Gold" 30" built-in self-cleaning double ovens, AccuBake® Heat Distribution System and upper convection fan system	✓			
White "Whirlpool Gold" 36" glass cooktop with 5 sealed burners and cast iron grates	✓			
White "Whirlpool Gold" 36" microwave/hood combination	✓			
White "Whirlpool Gold" five-cycle Energy Star dishwasher with Super Capacity Tub	✓			

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 full splash throughout	✓			
Oversized cookware drawers beneath cooktop	✓			
Food preparation island with additional storage	✓			
Raised eating bar (residences 1 & 4)	✓			
Heavy-duty garbage disposal	✓			
Pull-out recycle bin	✓			
Moen faucet with pull-out spray	✓			
Cast iron two-compartment sink	✓			
Recessed lighting in ceiling and under cabinet 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 residences 1, 3 & 4)	✓			
White 6"x6" ceramic tile countertop at adult-height pullman at master	✓			
Separate oversized tub and oversized shower at master	✓			
Vanity counter at residences 3 & 4 at master	✓			
Widespread Moen faucets at master	✓			
Frameless shower enclosure with 1/4" clear glass at master	✓			
Large walk-in closet(s) with double shelf and pole in select locations at master	✓			
Private water closet at master	✓			
Frameless, beveled mirrored medicine cabinet(s) at master	✓			
Elongated toilets at all baths	✓			
Pressure-balanced anti-scalding shower valve at all baths	✓			
Upgraded bathroom fixtures	✓			
Downstairs guest bath with adult-height pullman cabinet and white 6"x6" ceramic countertops	✓			
Cultured marble countertops in all upstairs secondary baths	✓			

DOORS AND WINDOWS

ThermaTru raised-panel 8' high entry door in insulated fiberglass	✓			
Classic Schlage entry door hardware with oil-rubbed bronze finish	✓			
Raised panel wardrobe and interior doors	✓			
Platinum nickel Schlage door hardware with matching hinges	✓			
Energy-efficient windows with white vinyl frames and two panes of "Low E" thermal glass	✓			
Insulated, sectional roll-up garage door with raised panels (standard windows at A elevation) and automatic door opener with 2 transmitters at double door	✓			

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 and dimmer switch at dining room	✓			
High-speed Category 5 data telephone wire (outlets at bedrooms, media niche and nook and/or tech loft desks)	✓			

RG-6 coaxial television cable (outlets at bedrooms, media niche, nook and tech loft desks)	<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"/>
Central air conditioning and heating system with deluxe air registers and digital night setback thermostats (dual system in residences 2, 3 & 4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Formal entry with ceramic tile flooring; vinyl flooring throughout kitchen, nook and laundry area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50-gallon energy-efficient water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor joists minimizing floor squeaks (residences 2, 3 & 4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fully insulated exterior walls and exterior ceilings at living areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas stub for gas laundry appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished drywall garage interiors with convenient electrical outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LEAK PROTECTION

Metal drip edges on roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double felt underlayment beneath entire roof tile and at exterior walls for maximum leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheet metal at exterior penetrations for improved leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double wrapped paper under stucco exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exclusive use of furring nails for better stucco application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXTERIOR FEATURES

Front porch on most elevations (size and layout may vary by elevation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sophisticated and distinctive architectural styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or stone veneers on select elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Split-face block front return walls with precision cap; precision block walls with rolled mortar caps at side yards; and decorative steel walk gate with mesh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear covered porch (residence 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete driveway sleeved for irrigation and lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front yard landscaping with irrigation on automatic timer and weather-based controller/sensor for water conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas stub at rear yard for future backyard barbecue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Customized exterior color schemes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weatherproof electrical outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy-efficient and fire retardant concrete roof tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prepped for "Tubes in the Walls®" Pest Defense System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standard features subject to change. 1/7/06