



STANDARD PACIFIC HOMES

Making You Right At Home®

QUAIL RUN QUALITY CHECKLIST

At Standard Pacific Homes, we take great pride in the quality of homes we build. Quail 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 Quail Run with that of other developments you are considering.

Std. Pac.			
-----------	--	--	--

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	✓			

✓			
✓			
✓			
✓			

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	✓			
Built-in desk in nook and/or tech loft	✓			
Walk-in linen (residences 1 & 4)	✓			
Walk-in pantry (residences 3 & 4)	✓			
Butler's pantry (residence 2)	✓			

✓			
✓			
✓			
✓			
✓			
✓			

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 30" built-in double oven with self cleaning upper oven and AccuBake® Heat Distribution System	✓			
White Whirlpool 36" glass cooktop with 5 sealed burners and cast iron grates	✓			
White Whirlpool 36" microwave/hood combination	✓			
White Whirlpool five-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 countertop; 6" backsplash throughout and full backsplash behind cooktop	✓			
Oversized cookware drawers beneath cooktop	✓			
Food preparation island with additional storage (residences 2, 3 & 4)	✓			
Eating bar (residences 2, 3, & 4; raised eating bar at residence 1)	✓			
Heavy-duty garbage disposal	✓			
Pull-out recycle bin	✓			
Price Pfister 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 seat at master	✓			
White 6"x6" ceramic tile countertop at adult-height pullman at master	✓			
Separate oversized tub and oversized shower at master	✓			
Widespread Price Pfister faucets at master	✓			
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	✓			
Frameless mirrored medicine cabinet(s) at master	✓			
Elongated toilets at all baths	✓			
Pressure balanced anti-scalding shower valve at master at all baths	✓			
Upgraded bathroom fixtures	✓			
Downstairs guest or powder bath with adult-height pullman cabinet and white 6"x6" ceramic countertops	✓			
Cultured marble countertops in all 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 interior 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 (outlet locations vary per plan)	✓			
RG-6 coaxial television cable (outlets at bedrooms and media niche; nook and/or tech loft desk)	✓			
Flush-mounted recessed lighting at select locations	✓			

OTHER INTERIOR FEATURES

Spacious and functional secondary bedrooms	✓			
Central air conditioning and heating system with deluxe air registers and digital night setback thermostats (dual system in residences 2, 3 & 4)	✓			
Pre-plumbed for laundry sink	✓			
Formal entry with ceramic tile flooring; vinyl flooring throughout kitchen, nook and laundry area	✓			
50-gallon energy efficient water heater	✓			
Floor joists minimizing floor squeaks (residence 2, 3 & 4)	✓			
Fully insulated exterior walls and exterior ceilings at living areas	✓			
Gas stub for gas laundry appliances	✓			
Finished drywall garage interiors with convenient electrical outlets	✓			

LEAK PROTECTION

Metal drip edges on roof eaves	✓			
Double felt underlayment beneath entire roof tile and exterior walls for maximum leak protection	✓			
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 style	✓			
Brick or stone veneers on select elevations	✓			
Single-sided split-face block return walls; precision block walls with rolled mortar caps at side and rear yard walls; and steel gate with mesh	✓			
Concrete driveway sleeved for irrigation and 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	✓			
Customized exterior color schemes	✓			
Weatherproof electrical outlets	✓			
Energy-efficient and fire retardant concrete roof tile	✓			
Prepped for "Tubes in the Walls®" Pest Defense System	✓			

Standard features subject to change. 1/7/06