



**REDWOOD AT WOLF CREEK
 QUALITY CHECKLIST**

At Standard Pacific Homes, we take great pride in the quality of homes we build. Redwood at Wolf Creek 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 Redwood at Wolf Creek with that of other developments you are considering.

Std. Pac.			
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FINISH CARPENTRY AND STAIRWAY

Elegant enameled wood window sills throughout (except high windows)	✓			
Enameled wood caps on all low walls	✓			
Open tread staircase with custom-crafted maple handrail and end treads; oversized, enameled white spindles and newel posts; and enameled skirt and kickboard	✓			
Oversized, enameled door casings and 4-1/4" wood baseboards	✓			

✓			
✓			
✓			
✓			

CABINETS

Frameless hard maple raised-panel cabinetry throughout with decorative knobs (except laundry)	✓			
Interior laundry room with built-in white Thermafoil base and upper cabinets with raised panel doors, knobs, concealed hinges and cultured marble countertop. Includes fiberglass laundry room sink with Price Pfister faucet and separate side spray.	✓			
Built-in desk at nook or tech loft	✓			
Built-in bookcase (residence 2)	✓			
Generous built-in linen cabinetry	✓			
Walk-in linen closet (residences 1 & 4)	✓			
Walk-in pantry (residences 1, 3 & 4)	✓			

✓			
✓			
✓			
✓			
✓			
✓			
✓			

FIREPLACE

Large wood burning fireplace in family room with gas stub	✓			
Enameled wood fireplace mantel (by elevation)	✓			
Precast, stone or brick fireplace hearth and face depending on exterior elevation	✓			

✓			
✓			
✓			

KITCHEN

Slab granite kitchen countertops with 1-1/2" bullnose edge, 6" backsplash, and full backsplash behind cooktop	✓			
White or Black KitchenAid 30" built-in self-cleaning double ovens	✓			
White or Black KitchenAid built-in 1.8 cubic foot microwave	✓			
White or Black KitchenAid 36" glass cooktop with five sealed burners and continuous cast iron grates	✓			
White or Black KitchenAid 36" high performance hood	✓			
White or Black KitchenAid five-cycle Energy Star® dishwasher with tall tub and sound package	✓			

✓			
✓			
✓			
✓			
✓			
✓			

Abundance of impressive frameless hard maple cabinetry with knobs, concealed hinges, fixed & adjustable shelving, white laminated interiors and smooth glide drawers	✓			
Oversized cookware drawers beneath cooktop	✓			
Food preparation island with additional storage	✓			
Breadboard under sink cabinet	✓			
Eating bar (residence 2; raised eating bar at residences 1 & 4)	✓			
Heavy-duty garbage disposal	✓			
Pull-out recycle bin with two containers	✓			
Price Pfister faucet with pull-out spray	✓			
Cast iron two-compartment sink	✓			
Recessed fluorescent lighting in ceiling and undercabinet fluorescent lighting	✓			
Drywalled soffits at kitchen cabinets for custom appearance	✓			
Family-sized breakfast nook	✓			
Butler's pantry (residences 1, 3 & 4)	✓			
Broom closet (residence 4)	✓			

BATHROOMS

White 6"x6" ceramic tile surrounds at tub and shower, including tiled shower floor and tiled shower seat at all showers	✓			
White 6"x6" ceramic tile countertop at all pullmans	✓			
Frameless shower enclosure with 1/4" clear glass at all shower stalls	✓			
Beveled pullman mirror(s) at all baths	✓			
Frameless, 1-1/2" beveled mirrored medicine cabinets at all baths	✓			
Separate 6' long oversized jetted tub with in-line heater and oversized shower at master	✓			
Two-sided mirror doors at master walk-in closets (residences 1 & 3)	✓			
Bi-pass beveled, mirrored wardrobe doors at master (residences 2 & 4)	✓			
Large walk-in closet(s) with double shelf and pole in select locations at master	✓			
Private water closet at master	✓			
Widespread Price Pfister faucets at all baths	✓			
Elongated toilets at all baths	✓			
Pressure-balanced anti-scalding shower valve at all baths	✓			
Downstairs powder or guest bath with adult-height pullman cabinet	✓			
Decorative pullman light fixtures at all baths	✓			

DOORS AND WINDOWS

ThermaTru raised-panel 8' high entry door in insulated fiberglass	✓			
Classic entry door hardware with oil-rubbed bronze finish	✓			
Raised panel bi-pass wardrobe doors at secondary bedrooms	✓			
Solid-core interior passage doors	✓			
Decorative nickel interior door hardware with matching hinges	✓			
Energy-efficient windows with white vinyl frames and two panes of "Low E" thermal glass	✓			
Insulated carriage style sectional roll-up garage door of embossed steel with wood grain texture, decorative hardware, and automatic door opener with two transmitters at double door	✓			

ELECTRICAL AND COMMUNICATIONS

Centered ceiling mounted light fixtures in all bedrooms with multiple light switches for future homeowner-installed ceiling fan	✓			
Pre-wire for future ceiling fan in family room	✓			
White rocker-style electrical switches throughout and dimmer switch in all bedrooms	✓			
Structured wiring with all data and information cables home run to central panel	✓			
High-speed Category 5 data telephone wire (outlets at desks, bedrooms, media niche and optional rooms)	✓			
RG-6 coaxial television cable (outlets at desks, bedrooms, media niche and optional rooms) with pre-wiring for future satellite dish at attic area	✓			
Standard access to future Verizon Fiber Optic at media niche and desks	✓			
Flush-mounted fluorescent recessed lighting at select locations	✓			

OTHER INTERIOR FEATURES

Ceramic tile flooring at formal entry, kitchen and nook; vinyl flooring throughout all baths and laundry area	✓			
9' ceilings throughout	✓			
Spacious and functional secondary bedrooms	✓			
Central air conditioning and heating systems with upgraded touch-screen digital night setback thermostats and deluxe air registers (two systems per home)	✓			
75-gallon energy-efficient water heater	✓			
Engineered floor joists to minimize 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 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 superior stucco application	✓			

EXTERIOR FEATURES

Customized exterior color schemes	✓			
Brick or stone veneers on select elevations	✓			
Front porch on most elevations (size and layout may vary by elevation)	✓			
Front deck (residences 3, 4A & 4D)	✓			
Sophisticated and distinctive architectural styles	✓			
Single-sided, split-face block front return walls with precision cap; precision block walls with rolled mortar caps at side and rear yard; and wood walk gate	✓			
Prepped for "Tubes in the Walls®" Pest Defense System	✓			
Finished drywall garage interiors with convenient electrical outlets	✓			
Concrete driveway sleeved for future irrigation or low-voltage lighting	✓			
Front yard landscaping with irrigation on automatic timer and weather-based controller/sensor for water conservation	✓			
Gas stub for future backyard barbecue	✓			
Carriage light fixtures per elevation	✓			
Address lights	✓			

Weatherproof electrical outlets
Energy-efficient and fire retardant concrete roof tile

✓
✓

Standard features subject to change. 5/12/06