



## **SIERRA HEIGHTS QUALITY CHECKLIST**

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

<b>Std. Pac.</b>			
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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 kickboards	✓			
Oversized, enameled door casings and 4" enameled wood baseboards	✓			

### **CABINETS**

Impressive hard maple raised-panel cabinetry throughout with decorative knobs (except laundry)	✓			
Laundry room cabinetry with built-in white Thermafoil base and uppers with raised panel doors, knobs and pulls, concealed hinges and cultured marble countertop. Includes fiberglass laundry room sink with Moen faucet and separate side spray.	✓			
Built-in desk at nook (residences 1, 2 & 3)	✓			
Generous built-in linen cabinetry, including walk-in linen closet	✓			

### **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 6" backsplash and full backsplash behind cooktop in choice of 20 colors and 4 edge details	✓			
Upgraded KitchenAid appliance package, in choice of white or black, including: <ul style="list-style-type: none"> <li>• 36" glass cooktop with five sealed burners and continuous cast iron grates</li> <li>• 36" high-performance hood</li> <li>• 30" built-in self-cleaning double ovens</li> <li>• Built-in large capacity microwave oven</li> <li>• Five-cycle dishwasher with stainless steel interior and sound package</li> </ul>	✓			
Standard pre-plumb for optional prep sink at kitchen island or butler's pantry (per plan)	✓			
Pull-out recycle bin with two containers	✓			

Walk-in pantry (residences 2 & 3)	✓			
Butler's pantry (residences 2 & 3)	✓			
Oversized cookware drawers beneath cooktop	✓			
Food preparation island with additional storage	✓			
Raised eating bar (residences 2 & 3)	✓			
Heavy-duty garbage disposal	✓			
Cast iron two-compartment sink	✓			
Moen faucet with pull-out spray	✓			
Recessed fluorescent lighting in ceiling and undercabinet fluorescent lighting	✓			
Drywalled soffits at kitchen cabinets for custom appearance	✓			
Family-sized breakfast nook	✓			

**BATHROOMS**

White 6"x6" ceramic tile countertop at adult-height pullman and surrounds at tub and shower, including tiled shower floor and tiled shower seat at master	✓			
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 & 2)	✓			
Bi-pass beveled mirrored wardrobe doors at master (residences 3 & 4)	✓			
Vanity at pullman at master (residences 3 & 4)	✓			
Private water closet at master	✓			
Large walk-in closet(s) with double shelf and pole in select locations at master	✓			
Frameless shower enclosures with ¼" clear glass at all master and separate shower stalls	✓			
White 6"x6" ceramic tile countertops and shower surrounds in all secondary baths	✓			
Beveled mirrors and frameless, beveled mirror medicine cabinets at all baths	✓			
Upgraded bathroom plumbing fixtures, light fixtures and hardware	✓			
Decorative high arch widespread Moen faucets at all baths	✓			
One-piece low profile elongated toilets at master, guest and powder baths	✓			
Pressure-balanced anti-scalding shower valve at all baths	✓			
Downstairs powder or guest bath with adult-height pullman cabinet	✓			

**DOORS AND WINDOWS**

ThermaTru 8' high raised-panel entry door in insulated fiberglass	✓			
Classic Schlage entry door hardware with oil-rubbed bronze finish (per elevation)	✓			
Raised-panel bi-pass wardrobe doors at secondary bedrooms	✓			
Safe-N-Sound solid-core interior passage doors with raised-panel design	✓			
Satin nickel interior door hardware with matching hinges	✓			
Energy-efficient, low E, dual-paned windows with white vinyl frames	✓			
Insulated carriage style sectional roll-up garage door of embossed steel with wood grain texture, decorative hardware, and upgraded 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	✓			

Elegant chandelier in dining room (residence 4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White rocker-style electrical switches throughout with dimmer switch in dining room and 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 (outlets at nook desk, bedrooms, media niche and optional rooms)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RG-6 coaxial television cable (outlets at nook desk, bedrooms, media niche and optional rooms) with pre-wiring for future satellite dish at attic area	<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**

Decorative ceramic tile flooring at formal entry, kitchen and nook; vinyl flooring throughout all baths and laundry area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9' ceilings throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spacious and functional secondary bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air conditioning and heating systems with upgraded touch screen digital night setback thermostats and deluxe air registers (two systems per home)	<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"/>
75-gallon energy-efficient water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engineered floor joists to minimize floor squeaks	<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"/>
Recessed gas stub for clothes dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R-30 insulation, which meets or exceeds current energy standards, in attic areas	<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 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 for maximum leak protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exclusive use of furring nails for superior stucco application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EXTERIOR FEATURES**

Customized exterior color schemes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick, stone or decorative tile accents per elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front porch on all residences (size and layout vary by elevation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front balcony (residences 2A, 2D & 4D)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distinctive architectural styles with authentic exterior detailing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slump block front return walls with block cap; slump block walls with rolled mortar caps at side and rear yard; and decorative steel side gate	<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"/>
Concrete driveway sleeved for future irrigation or lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front yard landscaping with irrigation on automatic timer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas stub for future backyard barbecue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carriage light fixtures per elevation	<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"/>

Standard features subject to change. 5/19/07