



**SUMMIT AT FAIRWAY CANYON
 QUALITY CHECKLIST**

At Standard Pacific Homes, we take great pride in the quality of homes we build. Summit at Fairway Canyon 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 Summit at Fairway Canyon 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; oversized, enameled white spindles; and enameled kickboard	✓			
Oversized, enameled wood baseboards and door casings	✓			

CABINETRY

Impressive soft maple raised cabinetry throughout (except laundry)	✓			
Built-in white enameled cabinets with concealed hinges and cultured marble countertop in laundry. Includes sink with Price Pfister chrome faucet and separate side spray	✓			
Generous built-in linen cabinetry	✓			
Built-in desk in nook (residences 1 & 2)	✓			

FIREPLACE

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

KITCHEN

White or Black Whirlpool Gold built-in double oven with self-cleaning upper oven and AccuBake® Heat Distribution System	✓			
White or Black Whirlpool Gold 1.5 cubic foot microwave/hood combination	✓			
White or Black Whirlpool Gold 36" glass cooktop with five sealed burners and cast iron grates	✓			
White or Black Whirlpool Gold 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 kitchen countertops with full splash throughout	✓			
Oversized cookware drawers beneath cooktop	✓			
Food preparation island with additional storage	✓			
Eating bar	✓			
Cast iron two-compartment sink	✓			

Price Pfister faucet with pull-out spray	<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"/>
Pull-out recycle bin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed fluorescent lighting in ceiling and under cabinet fluorescent lighting	<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"x 6" ceramic tile countertop at adult-height pullman at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White 6"x 6" ceramic tile surrounds at tub and shower, including tiled shower floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frameless shower enclosure with 1/4" clear glass at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Separate oversized tub and oversized shower with pressure balanced, anti-scalding shower valve at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large walk-in closets with double shelf and pole at select locations at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vanity at master (residences 2 & 3)	<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, beveled mirrored medicine cabinets at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widespread Price Pfister faucets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6"x 6" ceramic tile countertops in all secondary baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elongated toilets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upgraded bathroom lights and fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downstairs powder or guest bath with adult-height pullman cabinet and white 6"x 6" ceramic tile countertops	<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 entry door hardware with oil-rubbed bronze finish on exterior	<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 door hardware with matching hinges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy-efficient windows with white vinyl frames and two panes of "Low E" thermal glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated sectional roll-up garage door with raised panels, garage lites and automatic door opener with 2 transmitters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL AND COMMUNICATIONS

Centered, ceiling-mounted 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"/>
Pre-wire for future ceiling fan in family room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White rocker-style electrical switches throughout and dimmer switch in 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 (outlet locations vary per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RG-6 coaxial television cable (outlet locations vary per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Standard internet access at media niche and desks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed fluorescent lighting at select locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER INTERIOR FEATURES

9' ceilings throughout	✓			
Spacious and functional secondary bedrooms	✓			
Central air conditioning and heating system with touch screen, programmable digital night setback thermostat, deluxe air registers and dual-zone system in all residences	✓			
Ceramic tile flooring at formal entry, kitchen and nook; vinyl flooring at baths and laundry area	✓			
75-gallon, energy-efficient water heater	✓			
Engineered floor joists minimizing 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 and exterior walls 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 better stucco application	✓			

EXTERIOR FEATURES

Front porch on some elevations (size and layout may vary by elevation)	✓			
Front deck (residence 1A only)				
Sophisticated and distinctive architectural styles	✓			
Single-sided split-face block walls with precision cap; precision block walls with rolled mortar caps at side and rear yard; and tubular steel walk gate (view fencing on select locations)	✓			
Prepped for TAEXX™ Built-In Pest Control System	✓			
Brick or stone veneers on select elevations	✓			
Customized exterior color schemes	✓			
Concrete driveway sleeved for additional irrigation or low-voltage lighting	✓			
Front yard landscaping with irrigation on automatic timer and weather-based controller/sensor for water conservation	✓			
Drywall garage interiors with convenient electrical outlets	✓			
Gas stub for future backyard barbecue	✓			
Carriage light fixtures per elevation	✓			
Address light	✓			
Weatherproof electrical outlets	✓			
Energy-efficient and fire retardant concrete roof tile	✓			

Standard features subject to change. 1/4/07