



**WATERFORD AT HERITAGE LAKE  
 QUALITY CHECKLIST**

*At Standard Pacific Homes, we take great pride in the quality of homes we build. Waterford at Heritage Lake 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 Waterford at Heritage Lake 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
Magnificent staircase with custom-crafted maple handrail; oversized, enameled white spindles and newel posts; and enameled skirt and kickboards (residences 3, 4 & 5)

✓			
✓			
✓			

**CABINETRY**

Impressive soft maple cabinetry with raised-panel doors, concealed hinges, fixed and adjustable shelving, white laminated interiors and smooth glide drawers throughout (except laundry)
Laundry room cabinetry with built-in white enameled base and uppers with concealed hinges and cultured marble countertop. Includes fiberglass laundry room sink with Price Pfister faucet and separate side spray.
Built-in desk at study area (residence 1) and nook (residence 2)
Generous built-in linen cabinetry

✓			
✓			
✓			
✓			

**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**

Granite kitchen countertops with 6" backsplash and full backsplash behind cooktop in choice of colors and edge details
Upgraded Whirlpool Gold 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>
Pull-out recycle bin with container
Butler's pantry (residence 4)
Oversized cookware drawers beneath cooktop

✓			
✓			
✓			
✓			
✓			

Food preparation island with additional storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eating bar (residences 1, 2 & 3)	<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"/>
Cast iron two-compartment sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Price Pfister faucet with pull-out spray	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed fluorescent lighting in ceiling and undercabinet 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"x6" ceramic tile surrounds at tub and shower, including tiled shower floor and tiled shower seat at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Separate 6' long oversized tub with and oversized shower at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-sided mirrored wardrobe doors at master (residences 1, 3 & 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bi-pass beveled mirrored wardrobe doors at master (residences 2 & 4)	<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"/>
Large walk-in closet(s) with double shelf and pole in select locations at master	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frameless shower enclosures with 1/4" clear glass at all master and separate shower stalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White 6"x6" ceramic tile countertop at adult-height pullman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White 6"x6" ceramic tile countertops in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pressure-balanced anti-scalding shower valve at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beveled mirror medicine cabinets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upgraded bathroom plumbing fixtures and hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative widespread Price Pfister faucets at all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elongated toilets in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downstairs powder or guest bath with adult-height pullman cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DOORS AND WINDOWS**

ThermaTru 8' high raised-panel entry door in insulated fiberglass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Classic Schlage entry door hardware with aged bronze finish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raised-panel interior doors and wardrobe doors at secondary bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safe-N-Sound solid-core interior passage doors with raised-panel design	<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, low E, dual-paned windows with white vinyl frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated sectional roll-up garage door of embossed steel with wood grain texture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic door opener with two transmitters at double door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ELECTRICAL AND COMMUNICATIONS**

Centered ceiling mounted light fixtures with dimmer 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 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 kitchen, desk(s), 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 desk(s), 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"/>
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-19 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 and double lath paper 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 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 wrought iron accents per elevations	<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"/>
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"/>
Single-sided split face front return block walls with Precision cap; wood fence at side and rear yard; and wood 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. 4/15/08