

# Northbrook

## Included Features



### Home Performance Features

- As America's #1 Energy-Efficient Homebuilder\*, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home.
- Every home is built solar-ready so it's easier and more affordable to install a renewable energy system.
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- Dual-pane windows with two layers of Low-E glass coating to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- 50 Gallon Heat Pump Water Heater
- Foundation wall assembly to provide more protection from external temperatures
- Highly efficient Goodman® HVAC
- Energy-saving programmable thermostat
- Epilay® Synthetic Roofing underlayment
- Low-maintenance Royal vinyl siding and trim
- CertainTeed® limited lifetime roof shingles
- Energy-efficient DuPont™ Tyvek® Homewrap® whole house system engineered for cost savings while keeping home comfortable & durable all year long
- 240V/40A Electric vehicle charging outlet in garage
- All new Beazer homes are built Network Ready, providing the optimal combination of low-voltage & pre-wire components\*
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- 30' Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in great room, primary bedroom, & loft/office area

### Distinctive Exteriors

- Wayne Dalton insulated garage door
- Taped, sanded, and paint ready garage
- 2-car garage with garage door opener and 2 remotes
- Exterior garage lights
- 5" Seamless white gutters
- 8ft Durable Therma-Tru® exterior doors with hardware
- Professional native landscaping including a fully sodded yard
- Durable Therma-Tru fiberglass exterior front door with hardware
- Therma-Tru exterior rear door clear full light
- Professional native landscaping including a fully sodded yard
- Masonry brick thresholds all exterior doors
- Termite bait stations installed and engineered for cost savings while keeping home comfortable & durable all year long
- Kwikset® brushed nickel door hardware throughout and electric deadbolt on front door

### Kitchen

- Your CHOICE of kitchen layout based on how you want live in your home, whether you like to entertain a group or gather with family
- 36" Timberlake cabinetry
- Decorative granite countertops with single compartment undermount sink and Moen® faucet
- Whirlpool® Stainless Steel electric range, microwave oven vented to outside, and ENERGY STAR® certified dishwasher
- Insinkerator® garbage disposal

### Elegant Bathrooms

- Your CHOICE of a tiled shower featuring a fiberglass pan along with a freestanding tub OR zero-entry spa shower with tiled walls in primary bath (per plan)
- Raised height vanities with dual sinks in primary bath
- Raised height vanities in Secondary Baths
- Low maintenance, easy to clean fiberglass tub and shower combinations in secondary baths
- Pedestal sink in powder room (per plan)
- 1.5cm Quartz countertops with integrated Moen® fixtures in all bathrooms
- Progress® vanity lights

### Interior Finishes

- Your CHOICE of study or additional bedroom (per plan)
- Kwikset® brushed nickel door hardware throughout and deadbolts on exterior doors
- Ceiling fan pre-wire in great room, all bedrooms, and covered patio
- Floor outlet in Great Room (per plan)
- Sherwin-Williams® whole house wall paint color
- Progress® LED lights in all bedrooms
- Mohawk® RevWood® flooring in foyer, kitchen, and garage entry
- Daltile® tile flooring in laundry and baths

### The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration
- Soil compaction tests on every lot to reduce settling
- Beazer Design Studio with selections available to personalize your new home

### Community Amenities and HOA

- Professionally landscaped common areas
- Professionally managed homeowners association
- Monthly HOA dues \$47.54/month
- HOA dues cover common area maintenance and streetlights



Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit [www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus) for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. \*HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list <https://www.builderonline.com/builder-100/builder-100-list/2025/> accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2025 Beazer Homes. 25\_07 BH CORP\_12