

Somerset Essentials Collection

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
- Exterior garage light
- 5" seamless white aluminum gutters
- 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

- Timberlake® 36" Maple cabinetry
- Single undermount sink and Moen® faucet
- Whirlpool® ENERGY STAR® dishwasher for better energy efficiency
- Whirlpool® Stainless Steel range
- Whirlpool® microwave oven vented to outside
- Insinkerator® garbage disposal
- Quartz countertops with 4-inch backsplash
- Spacious pantry

Primary Bathroom

- Raised dual vanities in primary bathroom
- Private water closet in primary bathroom
- Vanity lights
- Tile flooring in bathrooms
- Raised vanities with rectangle undermount sink in secondary baths
- Low maintenance, easy to clean fiberglass tub and shower combinations in secondary baths
- 1.5cm Quartz countertops
- Broan bath fan in all bathrooms
- Moen plumbing fixtures in all bathrooms

Interior Finishes

- Ceiling fan pre-wire in great room and all bedrooms
- Sherwin-Williams® whole house wall paint color. Choose between two color options.
- Progress® LED lights throughout the home
- Mohawk laminate flooring in foyer, kitchen, and mudroom
- Mohawk carpet in great room, bedrooms, and dining room with 6-pound pad
- Designer five panel interior doors
- 9 foot first floor ceiling, 8 foot second floor ceiling

The Beazer Experience

- A high-performance home engineered for more quality, more comfort, more durability, & more savings
- 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
- Pool & pool cabana maintenance
- Monthly HOA dues \$110.56/month
- HOA dues cover general maintenance & repair of the community's common areas, landscaping maintenance, common area utilities and reserve funds for common elements



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 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

Somerset Select Collection

Included Features

Home Performance Features

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- 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
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- 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
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- 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
- Garage door opener
- Exterior garage light
- 5" seamless white aluminum gutters
- 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
- Back patio included concrete



Kitchen

- Level 1 cabinets throughout
- Single undermount sink and Moen® faucet
- Whirlpool® ENERGY STAR® dishwasher for better energy efficiency
- Whirlpool® Stainless Steel range
- Whirlpool® microwave oven vented to outside
- Insinkerator® garbage disposal
- Granite countertops with 4-inch backsplash
- Spacious pantry

Primary Bathroom

- Timberlake® dual vanity cabinetry
- Private water closet in primary bathroom
- Vanity lights
- Tile flooring in bathrooms
- Raised vanities with undermount sink 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
- Broan bath fan in all bathrooms
- Moen plumbing fixtures in all bathrooms

Interior Finishes

- Ceiling fan pre-wire in great room and all bedrooms
- Sherwin-Williams® whole house wall paint color. Choose between two color options.
- Progress® LED lights throughout the home
- Laminate flooring in foyer, kitchen and mudroom
- Mohawk carpet in great room, bedrooms, and dining room with 6-pound pad
- Designer five panel interior doors
- 9-foot first floor ceiling, 8-foot second floor ceiling

The Beazer Experience

- A high-performance home engineered for more quality, more comfort, more durability, & more savings
- 1-year performance standards warranty
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- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration
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