Flat Creek

Included Features

BEAZER HOMES
Enjoy the Great Indoors

Home Performance Features

- We put $15,000 of the below Surprising Performance benefits standard in every home
- You can breathe easy knowing that all new Beazer homes are designed & built ENERGY STAR 3.2® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Home Energy Rating System (HERS) provided on every home through independent 3rd party testing
- AeroBarrier™ sealing to reduce air flow passing into or out of your home
- Broan® Energy Recovery Ventilator (ERV) air system that features VIRTUO™ Air Technology which is specifically designed to provide fresh air in any season
- All homes are Certified Department of Energy Zero Energy Ready Homes
- Blower door test performed by a certified third-party inspector to verify less than 1.5 Air Changes per Hour (ACH) - A low rating means less air leakage
- Low E Vinyl windows with Argon gas to maximize energy efficiency
- DuPont™ Tyvek® Home Wrap System® protects your home from wind & rain
- HVAC equipment & duct work in conditioned space for higher efficiency heating & cooling
- LED Bulbs designed to use less energy & last longer
- Quickflash® for advanced weather proofing
- Open cell spray foam insulation with sealed, semi-conditioned attic system
- Goodman® high efficiency air conditioning system with ACCA310 Inspection
- R-6 insulated & wrapped A/C & heat ducts
- All homes are prewired for future solar panels & electric vehicle connections
- R-30 spray foam attic insulation
- R-20 wall insulation & continuous 1/2 inch R-3 foam board exterior sheathing
- Advanced framing techniques including 2x6 exterior walls to allow for more insulation

Kitchen

- Stainless steel Whirlpool® appliances including built-in electric cooktop, microwave & Energy Star® dishwasher
- Mohawk® Revwood laminate flooring (Level 1)
- 3cm quartz countertops with standard tile at backsplash (Level 1)
- Heavy duty 1/2 hp Insinkerator® garbage disposal
- Timberlake® shaker style cabinets with 42" uppers & 2" crown moulding (Level 1)
- Icemaker water line at fridge location
- Moen® 1-handle pull-down faucet
- LED flush mount lighting & pendant lighting over island (per plan)
- 9" deep undermount stainless steel double bowl sink
- Mudroom with built-in bench & storage (per plan)

Primary Bathroom

- Walk-in shower with niche, mudset Daltile® ceramic flooring & tile surround (per plan) (Level 1)
- Timberlake® shaker style cabinets with raised double vanity (Level 1)
- EPA WaterSense® Moen® 2-handle plumbing fixtures
- EPA WaterSense® elongated dual flush toilets
- 1.5 cm quartz countertops with undermount sink (Level 1)

Secondary Bathrooms

- Timberlake® shaker style cabinets with raised vanity & hardware (Level 1)
- EPA WaterSense® Moen® 2-handle plumbing fixtures
- Sterling Vikrell® tub shower combination with shower tile surround (Level 1)
- 1.5 cm quartz countertops with undermount sink (Level 1)
- EPA WaterSense® elongated dual flush toilets
- Daltile® ceramic tile flooring & shower tile surround (Level 1)
- Framed mirror at powder bath (per plan)

EQUAL HOUSING OPPORTUNITY
BZH LISTED NYSE

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. ©2026 Beazer Homes. 25_07 BH CORP_12 Issue date: 3/25/2026

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Quality Construction

- Professionally-engineered post tension foundation designed for each home
- Exhaust fans vented to the outside in kitchen, baths & utility room(s)
- Rheem® Hybrid 50-gallon water heater
- Engineered Boise Cascade® floor system(s)
- Finished garage with LED lighting (per plan)
- Low-maintenance James Hardie® fiber cement siding with 30-year warranty
- CertainTeed® 30-year roof shingles
- Pre-plumb for water softener
- Pex® plumbing system

Network Ready

- All new Beazer homes are built Network Ready, providing the optimal combination of low-voltage & pre-wire components that allows homebuyers to connect the technology of their choice after closing
- 30" Network panel centrally installed to ensure Wi-Fi signal coverage & accommodation of Internet Service Provider (ISP) equipment without compromising aesthetics or functionality
- 1" Conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- Three (3) hardwired paired media outlets with RG6 & CAT6 per plan

The Beazer Experience

- A high-performance home engineered for more quality, comfort, durability & savings
- 1-Year performance standards warranty
- 2-Year delivery systems warranty
- 10-Year structural warranty
- Pre-construction meeting, pre-drywall meeting & New Home Celebration
- Design Studio with selections available to personalize your new home

Interior Finishes

- Moen® plumbing fixtures
- Mohawk® carpet with 3/8" pad at great room, study, media room, stairs, & all bedrooms (per plan) (Level 1)
- Mohawk® Revwood laminate flooring at entry, kitchen, & breakfast (Level 1)
- Daltile® ceramic tile floors at utility & all baths (per plan) (Level 1)
- Progress Lighting™ fixtures throughout the home
- Progress Lighting™ ceiling fan with light kit at family room & primary bedroom
- Wood composite shelving (per plan)
- Painted sheetrock 1/2 wall at stairwell on 2-story homes (per plan)
- 6" Modern baseboards & 4" door casing
- Smoke detectors & carbon monoxide detector
- Sherwin Williams® low VOC interior paint
- 8' Carrara 2-panel interior doors (first floor only)

Exterior & Smart Home Features

- Covered patio included
- Landscape package with shrubs, trees, mulch & full Bermuda sod
- Full yard irrigation system & two hose bibs (per plan)
- Privacy fence with one 3' gate
- Kwikset® keylock with Z-Wave keypad at front door
- Four Sides Masonry
- 8' 2-panel fiberglass front door & 8' full-lite fiberglass back door
- Wayne Dalton® Sonoma insulated steel garage door
- Genie® 1028 Relia 650 1/2 hp garage door opener with 2 remotes

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Homeowners Association Contact Information

AMG | info@alamomg.com | 210-485-4088

HOA BREAKDOWN

Quarterly Dues

$150 Quarterly

This fee covers the following features:

- Future Amenity Center, Date TBD

Other Important Fees

$600 Homeowner Capital Contribution
$375 Transfer Fee
2.86% Tax Rate

School District

Medina Valley Independent School District | www.mvisd.com

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This information is summary in nature, based on estimates which will not reflect actual future expenses. All information is believed correct at time of publication. All information is subject to change. Please consult the community governing documents for detailed and current information about what expenses are covered by the HOA assessments. Please consult your New Home Counselor for details. ENERGY STAR and the ENERGY STAR mark are registered trademarks owned by the U.S. Environmental Protection Agency. ©2026 Beazer Homes.