

SORELLA FOUNDERS COLLECTION

Included Features



Inside Your New Beazer Home

- Vinyl flooring in locations selected with Beazer Design Series
- Mohawk carpet with 3/8" pad selected with Beazer Design Series
- Birkdale style interior doors with brushed nickel hardware
- Ceiling fan in family; pre-wired in all bedrooms
- Polished nickel finish Progress lighting fixtures
- Decor rocker light switches
- MDF shelving in utility
- Job built closets with MDF shelving & stained rods
- Front load washer & dryer
- Electric dryer connection
- 2" faux wood white blinds
- 6" MDF baseboards

Outside Your New Beazer Home

- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- 2 hose bibs
- 30 year CertainTeed shingles
- Insulated garage door with opener
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Fully sodded front and back yard with full irrigation
- Whole home gutters & downspouts
- 3-tone exterior color palette with white window frames
- Rear covered patio

Beautiful Kitchens

- Choice Plans® – personalize your kitchen layout by choosing between two kitchen designs at no additional cost
- Granite countertops with 8" deep, stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hidden hinges & crown molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Genta chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Stainless steel refrigerator

Elegant Baths

- Choice Primary Bath – choose between two Primary Bath designs at no additional cost. Choose a large walk-in shower or a tub/shower combo.
- Quartz countertops in primary & secondary baths with undermount oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Dependable Moen Chateau chrome faucets & fixtures
- Elongated commodes with soft close lids
- Tiled shower surrounds

The Beazer Experience

- Choose from 5 Mortgage Choice® lenders to find the loan program that works for you
- Pre-construction meeting, pre-drywall meeting, and new home orientation with builder
- F.O.C.U.S inspection with an 800+ item checklist
- Third-party quality inspections of foundation, framing, and final construction phase
- Insurance-backed, limited warranty with protection encompassing the frame, foundation, interior systems and exterior finish of your home
- Third-party vendor HVAC system maintenance contract purchased by Beazer at closing for system introduction, check-up and air filters



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

SORELLA FOUNDERS COLLECTION

Included Features



Technology in Your New Beazer Home

- Prewired for home security system, including contacts on all accessible exterior openings and first floor operable windows, and (1) motion detector prewire - excluding overhead garage door
- Security Trim including Honeywell Vista 211P alarm system, (1) Tuxedo Color Touchscreen keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Primary Bedroom in designated locations
- All 2-Story homes include 1" Conduit from attic to structured wiring enclosure to allow easy path for future upgrades (per plan)
- Prewire for future Wireless Access Point [WAP] with CAT6 in designated area on select plans
- All new Beazer homes are built Network Ready, providing the optimal combination of low voltage and prewire components that allows homebuyers to connect the technology of their choice after closing
 - 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 and accommodation of ISP equipment without compromising aesthetics or functionality
 - Three hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, and loft/office
 - Media room package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet, 5.1 surround sound prewire and flat screen conduit
 - Study Package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet

Community Amenities & HOA

- Homeowners Association Contact Information
 - King Property Management - 713-956-2108
- Annual Fee - \$800
 - Community pool
 - Walking trails around community pond
 - Playground
 - Open air pavilion
 - Event lawn
- Tax Rate - 3.13
- School Information - Waller ISD
 - Lowe Elementary K-5
 - Schultz Junior High School 6-8
 - Waller High School 9-12

Surprising Performance

- Your Energy Series READY home is certified by the US Department of Energy as a DOE Zero Energy Ready Home™ and is so energy efficient adding solar could offset most, if not all, of the annual energy consumption of the home.
- You can breathe easy knowing that all new Beazer homes are designed & built 100% ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Performance testing on every home with a Home Energy Rating Score (HERS) on each plan
- Spray foam insulation in attic (including R30 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- Thermal Insulated (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
- High Performance windows with Low-E glass, Argon gas, and a vinyl window frame to reduce heat transfer, energy loss, and outside noise
- EV car charging outlet in garage
- Sill seal and insulated headers (exterior) to reduce unwanted airflow
- Moen water saving plumbing fixtures
- Rinnai Tankless Gas Water Heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

Quality Construction

- Tyvek weatherization for protection against water & moisture
- Cement backer board behind wet walls to prevent water intrusion
- Durable, Cemplank by James Hardie, cement fiber siding and trim with industry leading, transferable warranty
- Engineered framing techniques for a stronger home and added windstorm protection
- Plywood panels secure the top and bottom plate for a stronger home
- Hurricane clipped framing for windstorm protection
- Sherwin Williams Low VOC paint, carpet and carpet pad that reduces emissions to help maintain better indoor air quality and create an environment that is safer for your family's health
- Engineered and inspected post-tension foundation
- American made ACME clay brick
- Carbon monoxide detectors (one per story)
- Smoke detectors with battery backups
- Initial termite pre-treatment that is sprayed on the wood on first floor exterior walls



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SORELLA SIGNATURE COLLECTION

Included Features



Inside Your New Beazer Home

- DalTile floors in foyer, kitchen/breakfast, great room, study, dining, primary bath, secondary baths, powder bath & utility room (per plan)
- Mohawk carpet with 3/8" pad selected with Beazer Design Series
- 8' first floor interior doors with 3 style choices, brushed nickel hardware & matching hinges (per plan)
- Glass door at study (per plan)
- Ceiling fan included in great room & primary bedroom; prewired in secondary bedrooms, loft, game room & patio (per plan)
- 4 LED lights at great room
- Polished nickel Progress lighting fixtures
- Decor rocker light switches
- MDF shelving in utility
- Job-built closets with MDF shelving & stained rods
- Front load washer & dryer
- Electric dryer connection
- Wrought Iron Stair parts with stained handrails (per plan)
- 2" faux wood white blinds
- 6" modern style baseboards with 4" door casing

Outside Your New Beazer Home

- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- 2 hose bibs
- 30-year CertainTeed shingles
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Insulated garage door and opener
- Fully sodded front and back yard with full irrigation
- Whole home gutters & downspouts
- 3-tone exterior color scheme with white or bronze window frames (per elevation)
- Rear covered patio
- Full brick on first floor (per plan)

Beautiful Kitchens

- Choice Plans® – personalize your kitchen layout by choosing between two kitchen designs at no additional cost
- Granite or Quartz countertops with stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hardware, trash pullout & 5" crown or large cove style molding
- Undercabinet lights with light rail molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Genta chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Pendant lights above island
- Stainless steel refrigerator

Elegant Baths

- Choice Primary Bath – choose between two Primary Bath designs at no additional cost. Choose a relaxing garden tub with a separate glass-enclosed shower or a super shower.
- Quartz countertops in primary & secondary baths with undermount oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Drawer bank at primary bath (per plan)
- Dependable Moen Gibson chrome faucets & fixtures
- Tiled shower surrounds
- Comfort height elongated commodes with soft close lids

The Beazer Experience

- Choose from 5 Mortgage Choice® lenders to find the loan program that works for you
- Design appointment with a professional designer to select all interior finishes
- Pre-construction meeting, pre-drywall meeting, and new home orientation with builder
- F.O.C.U.S inspection with an 800+ item checklist
- Third-party quality inspections of foundation, framing, and final construction phase
- Insurance-backed, limited warranty with protection encompassing the frame, foundation, interior systems and exterior finish of your home
- Third-party vendor HVAC system maintenance contract purchased by Beazer at closing for system introduction, check-up and air filters



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SORELLA SIGNATURE COLLECTION

Included Features



Technology in Your New Beazer Home

- Prewired for home security system, including contacts on all accessible exterior openings and first floor operable windows, and (1) motion detector prewire - excluding overhead garage door
- Security Trim including Honeywell Vista 211P alarm system, (1) Tuxedo Color Touchscreen keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Primary Bedroom in designated locations
- All Fireplace Designs include 1" Conduit from media location to the Fireplace with convenient 110v outlet for future TV placement (per plan)
- All 2-Story homes include 1" Conduit from attic to structured wiring enclosure to allow easy path for future upgrades (per plan)
- Prewire for future Wireless Access Point [WAP] with CAT6 in designated area on select plans
- All new Beazer homes are built Network Ready, providing the optimal combination of low voltage and prewire components that allows homebuyers to connect the technology of their choice after closing
 - 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 and accommodation of ISP equipment without compromising aesthetics or functionality
 - Three hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, and loft/office
 - Media room package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet, 5.1 surround sound prewire and flat screen conduit
 - Study Package (per plan) – (1) Data [CAT6]/TV [RG6Q] combo prewire with convenient 110v power outlet

Community Amenities & HOA

- Homeowners Association Contact Information
 - King Property Management - 713-956-2108
- Annual Fee - \$800
 - Community pool
 - Walking trails around community pond
 - Playground
 - Open air pavilion
 - Event lawn
- Tax Rate - 3.13
- School Information - Waller ISD
 - Lowe Elementary K-5
 - Schultz Junior High School 6-8
 - Waller High School 9-12

Surprising Performance

- Your Energy Series READY home is certified by the US Department of Energy as a DOE Zero Energy Ready Home™ and is so energy efficient adding solar could offset most, if not all, of the annual energy consumption of the home.
- You can breathe easy knowing that all new Beazer homes are designed & built 100% ENERGY STAR® certified & Indoor airPLUS qualified, which means improved energy efficiency & air quality to give you a healthier, more comfortable home
- Performance testing on every home with a Home Energy Rating Score (HERS) on each plan
- Spray foam insulation in attic (including R30 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- Thermal Insulated (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
- High Performance windows with Low-E glass, Argon gas, and a vinyl window frame to reduce heat transfer, energy loss, and outside noise
- EV car charging outlet in garage
- Sill seal and insulated headers (exterior) to reduce unwanted airflow
- Moen water saving plumbing fixtures
- Rinnai Tankless Gas Water Heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

Quality Construction

- Tyvek weatherization for protection against water & moisture
- Cement backer board behind wet walls to prevent water intrusion
- Durable, Cemplank by James Hardie, cement fiber siding and trim with industry leading, transferable warranty
- Engineered framing techniques for a stronger home and added windstorm protection
- Plywood panels secure the top and bottom plate for a stronger home
- Hurricane clipped framing for windstorm protection
- Sherwin Williams Low VOC paint, carpet and carpet pad that reduces emissions to help maintain better indoor air quality and create an environment that is safer for your family's health
- Engineered and inspected post-tension foundation
- American made ACME clay brick
- Carbon monoxide detectors (one per story)
- Smoke detectors with battery backups
- Initial termite pre-treatment that is sprayed on the wood on first floor exterior walls



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SORELLA LANDMARK COLLECTION

Included Features



Inside Your New Beazer Home

- DalTile floors in foyer, kitchen/breakfast, great room, study, dining, primary bath, secondary baths, powder bath & utility room (per plan)
- Mohawk carpet with 3/8" pad selected with Beazer Design Series
- Birkdale style interior doors with brushed nickel hardware
- Ceiling fan in family; pre-wired in all bedrooms
- Window seat at breakfast area (per plan)
- Tray ceiling at entryway (per plan)
- Polished nickel Progress lighting fixtures
- Decor rocker light switches
- 42" upper cabinets at utility
- Job-built closets with MDF shelving & stained rods
- Front load washer & dryer
- Electric dryer connection
- 2" faux wood white blinds
- Traditional wood balusters and handrails (per plan)
- 6" MDF baseboards

Outside Your New Beazer Home

- Fully sodded front and back yard with full irrigation
- Decorative 8' front door to compliment the architectural style
- Decorative coach lights (per plan)
- Full glass patio door
- 2 hose bibs
- 30-year CertainTeed shingles
- Kwikset brushed nickel front door handle set with Z-Wave technology smart lock
- Insulated garage door and opener
- Whole home gutters & downspouts
- 3-tone exterior color scheme with white window frames
- Rear covered patio
- 1st floor brick, sides & rear (per plan)

Beautiful Kitchens

- Choice Plans® – personalize your kitchen layout by choosing between two kitchen designs at no additional cost
- Granite countertops with 8" deep, stainless steel undermount sink and tile backsplash
- 42" Timberlake cabinets with hardware, trash pullout & 5" crown or large cove style molding
- ENERGY STAR® Whirlpool® stainless steel appliances: microwave with micro hood vented to outside, gas range, dishwasher. Pre-wired for future electric cooking.
- Moen Genta chrome faucet
- 1/3 horsepower garbage disposal
- Dupure water filtration system at kitchen sink
- Pendant lights above island

Elegant Baths

- Choice Primary Bath – choose between two Primary Bath designs at no additional cost. Choose a relaxing garden tub with a separate glass-enclosed shower or a super shower.
- Quartz countertops (windowsills included per plan) in primary & secondary baths with undermount oval sinks
- Timberlake vanity cabinets in all baths with primary set high
- Dependable Moen Gibson chrome faucets & fixtures
- Tiled shower surrounds
- Comfort height elongated commodes with soft close lids

The Beazer Experience

- Choose from 5 Mortgage Choice® lenders to find the loan program that works for you
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SORELLA LANDMARK COLLECTION

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Technology in Your New Beazer Home

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- Security Trim including Honeywell Vista 211P alarm system, (1) Tuxedo Color Touchscreen keypad, (1) interior siren, and system battery backup - monitoring not included
- (2) USB outlets provided in Primary Bedroom in designated locations
- All 2-Story homes include 1" Conduit from attic to structured wiring enclosure to allow easy path for future upgrades (per plan)
- Prewire for future Wireless Access Point [WAP] with CAT6 in designated area on select plans
- All new Beazer homes are built Network Ready, providing the optimal combination of low voltage and prewire components that allows homebuyers to connect the technology of their choice after closing
 - 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 and accommodation of ISP equipment without compromising aesthetics or functionality
 - Three hardwired paired media outlets with RG6 (Cable TV/Data) and industry leading CAT6 (Ethernet/Data), located in family room, primary bedroom, and loft/office
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- Performance testing on every home with a Home Energy Rating Score (HERS) on each plan
- Spray foam insulation in attic (including R30 grade on rafters) and exterior walls, seals the home giving you lower energy costs with a lifetime guarantee
- Thermal Insulated (R3) sheathing to provide continuous insulation
- Energy efficient HVAC system with whole home Energy Recovery Ventilation (ERV) and Dehumidifier to maintain home comfort levels
- High Performance windows with Low-E glass, Argon gas, and a vinyl window frame to reduce heat transfer, energy loss, and outside noise
- EV car charging outlet in garage
- Sill seal and insulated headers (exterior) to reduce unwanted airflow
- Moen water saving plumbing fixtures
- Rinnai Tankless Gas Water Heater
- MERV 11 media filter to reduce dust and other air particles
- Energy saving LED light bulbs
- Daikin One Touch Smart Thermostat Wi-Fi programmable thermostat which allows homeowner remote access to control thermostat through computer, tablet, or smartphone via the free One Home Mobile app

Quality Construction

- Tyvek weatherization for protection against water & moisture
- Cement backer board behind wet walls to prevent water intrusion
- Durable, Cemplank by James Hardie, cement fiber siding and trim with industry leading, transferable warranty
- Engineered framing techniques for a stronger home and added windstorm protection
- Plywood panels secure the top and bottom plate for a stronger home
- Hurricane clipped framing for windstorm protection
- Sherwin Williams Low VOC paint, carpet and carpet pad that reduces emissions to help maintain better indoor air quality and create an environment that is safer for your family's health
- Engineered and inspected post-tension foundation
- American made ACME clay brick
- Carbon monoxide detectors (one per story)
- Smoke detectors with battery backups
- Initial termite pre-treatment that is sprayed on the wood on first floor exterior walls



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