

Overlook at Hampton Station

Included Features

eSMART by Beazer Homes™

- * Air barrier & ductwork sealing to prevent air passing in & out of your home
- * Advanced framing techniques to allow for more insulation in walls
- * R15 framed-wall insulation, R38 attic insulation to increase thermal resistance
- * Dual-pane, Energy Star® windows with Low-E glass to reflect infrared energy and block UV light
- * High-efficiency Goodman® 13-SEER dual-zoned HVAC system
- * Energy-saving Honeywell Focus PRO6000™ programmable thermostat
- * Energy-saving GE® compact fluorescent light (CFL) bulbs
- * Whirlpool® Energy Star® dishwashers for better energy efficiency
- * Energy Star® water heater for better performance
- * Home energy monitor to help measure and manage your energy consumption

Water Conservation

- * Moen® shower heads and faucets to efficiently concentrate water flow
- * Regionally-appropriate landscaping for maintenance, environmental and productivity advantages

Indoor Air Quality

- * MERV 8 air filters that trap 10 times as many particles as standard filters
- * Low Volatile Organic compounds (VOCs) in carpet and paints for cleaner air
- * Carbon monoxide and smoke detectors
- * 410A HVAC refrigerant that does not contribute to ozone depletion

QUALITY CONSTRUCTION

- * Basements available on specified lots
- * Brick and stone elevations available per plan
- * Two-car, drywall finished garage with insulated carriage-style doors
- * Low-maintenance CertainTeed® fiber cement siding with 50-year warranty
- * CertainTeed® 20-year, 3 tab roof shingle
- * 9' ceilings on main floor; 8' ceilings on second floor
- * Trus-Joist® floor system for quieter floors
- * Bora-Care® termite pre-treatment application
- * Drain connections for future bathroom in basement
- * Concrete patio at rear of house (per plan)
- * Aluminum gutters and downspouts on front and rear of home
- * House bib at front and rear of home (per plan)
- * Professionally sodded and landscaped front, side and rear yards
- * Optional irrigation system

INTERIOR FEATURES

- * Armstrong® resilient flooring in foyer, kitchen/breakfast, baths, laundry
- * Kwikset® interior and exterior door hardware in brushed nickel
- * Moen® chrome-finished plumbing hardware
- * Pre-wired for garage door opener
- * Pre-wired for security system on first floor and basement per plan
- * Pre-wired for ceiling fan in family room and owner's suite
- * Pre-wired for cable and phone in family room and owner's suite

KITCHEN APPOINTMENTS

- * Whirlpool® appliances in black, including gas range, venthood and dishwasher
- * Birch cabinetry in two stain choices with 30" upper cabinets; optional 42" available
- * Easy-care Wilsonart® laminate countertop
- * Moen® chrome faucet with side spray
- * Stainless steel top-mount double bowl sink

OWNER'S SUITE

- * Birch vanity cabinets with flat panel doors in two stain choices
- * Cultured marble countertop with integrated sinks
- * Separate shower with Emser® ceramic tile surround and glass door enclosure
- * Relaxing garden tub
- * Walk-in closet with ventilated shelving per plan

SECONDARY BATHROOMS

- * Birch vanity cabinets with flat panel doors in two stain choices
- * Cultured marble countertop with integrated sink
- * Emser® ceramic tile tub/shower surround

COMMUNITY AMENITIES

- * Relaxing resort-style pool with water feature and four lighted tennis courts
- * Clubhouse with fitness center and theater room
- * Professionally landscaped homesites and common areas with sidewalks and street lights to enhance the neighborhood

The BEAZER Experience

- * A High Performance Home engineered for energy efficiency, cost savings and comfort
- * One-year Beazer Homes limited warranty
- * Additional limited 2-year/10-year warranty provided by PWS
- * Pre-construction, pre-drywall and homeowner orientations
- * Beazer Homes Design Studio with options available to personalize your home



Due to consistent efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation.

Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights.

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 features sheet does not represent all standard specifications in your home.

Details listed may vary depending on plan, elevation and options chosen. Please consult your New Home Counselor for details. 12.01.09

