

The Brookstone IS Collection



Everything's Included®
in your new dream home.

Lennar has reimagined the home-buying experience by including the most desired new home features at no extra cost to you.

Home Automation & Connectivity features NOW INCLUDED!

Features

Lennar®

Other Builders Used Home

Connectivity Features

Infrastructure

- Wifi heat mapping (engineering) ☒ ☐ ☐
- Legrand® On-Q® 42" RF Transparent Structured Media® Enclosure ☒ ☐ ☐

Features

- eero Pro 6 - mesh wifi system ☒ ☐ ☐
- Ring Alarm Security Kit¹, including: ☒ ☐ ☐
 - Ring Alarm Base Station ☒ ☐ ☐
 - Ring Alarm Keypad ☒ ☐ ☐
 - Ring Alarm Motion Detector (1) ☒ ☐ ☐
 - Ring Alarm Smoke & CO Listener (1) ☒ ☐ ☐
 - Ring Alarm Window & Door Contact Sensor (3) ☒ ☐ ☐
- Ring Video Doorbell Pro ☒ ☐ ☐
- LiftMaster® myQ® Smart Garage Control ☒ ☐ ☐
- Honeywell Home T10 Smart Thermostat ☒ ☐ ☐
- Level Bolt - the invisible smart lock ☒ ☐ ☐

Convenience

- **Future Ready** - A smart network means your home can be ready for tomorrow's products and innovations ☒ ☐ ☐
- **Wifi guaranteed with no dead spots** - Superior wifi experience with eero's whole-home wifi guarantee² ☒ ☐ ☐
- **Activation With Ease** - Your Lennar home is preconfigured for easy do it yourself (DIY) setup ☒ ☐ ☐

Included Connectivity value

\$4,000

¹ Once your free 30-day trial is over from activation on your device, sign up for Ring Protect. Ring Protect is a comprehensive subscription service that lets you review, share and save every video and photo captured by your Ring device, opt-in to 24/7 professional monitoring with cellular backup for Ring Alarm, and more. To learn more about the Ring Protect plans and view pricing, visit <https://shop.ring.com/pages/protect-plans>. Ring Alarm professional monitoring service is available only within the U.S. (all 50 states, but not any U.S. territories) and in Canada (excluding Quebec). Ring does not own its professional monitoring center, but works with a leader in the industry to provide this service.

² Every Lennar floor plan is designed using heat maps to verify wifi signal strength. If you are experiencing problems with the wifi in a Lennar home, please contact eero customer support at 866-356-1006 so that they can help resolve the issue and determine if a replacement or additional access point should be added at no charge. eero networks and devices cannot be controlled in the Ring App. Use the eero App to control and manage your home's eero network settings.

Lennar reserves the right to substitute with a device of equal or better quality. Select features may require additional fees and be provided by a third party. Lennar does not guarantee any equipment or services provided by Ring, eero, Level, myQ, or other third parties. The description of products is limited by the terms and conditions, limited warranty, and additional product information, available on <https://eero.com/shop>; <https://shop.ring.com>; <https://level.co>; <http://www.moen.com/flo>; <https://www.honeywellhome.com/us/en/>; and <https://www.chamberlain.com/myq>. eero guarantee limited to one year and based on whether signal is consistently one bar as measured by the eero app, excluding causes outside of eero's reasonable control. Buyer responsible for downloading any apps required to use devices, engaging an outside service provider to provide internet connectivity to the home, and monitoring any alerts, and configuring all security features. Lennar does not warrant or represent that any network or network device is secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. Features vary and are subject to changes or substitution without notice. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. All product and/or company names are trademarks TM or registered trademarks ® of their respective owners, and use of these marks does not imply any sponsorship, endorsement, support, or affiliation between the trademark owners and Lennar. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2021 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Date 11/21



LENNAR

Lennar.com

Energy Efficiency

Features

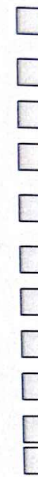
- Exterior air filtration damper
- 16-SEER Air Conditioning system
- Roof ventilation and air vents, per plan
- (1) 50 gallon or (2) 40 gallon high efficiency gas water heaters, per plan
- R-38 insulation in flat ceilings *where accessible
- R-22 insulation in sloped ceilings and attic walls
- R-13 insulation on exterior walls *where applicable
- Poly Seal Insulation throughout
- High performance, multi-layer low-e insulated windows
- Vinyl window frames



Luxury

Interior

- Durable & attractive hard surface flooring in foyer, family room, kitchen, bathrooms, utility room, study and dining room *per floor zone and plan
- Nickel door hardware
- Shed resistant, continuous filament carpet with Stainguard
- 1/2 inch, 6 pound nominal carpet pad
- 5-blade ceiling fans with light kit in family room, bedrooms, study and game room *per plan
- Divided lite windows to complement front elevations
- 2" faux wood blinds on all operable windows
- Rounded drywall corners throughout
- Raised panel interior doors
- Metal stair balusters, per plan
- LED lighting throughout with fluorescents in specified areas



Kitchen

- Cutting edge chrome appliance package: Built-in dishwasher, 30" free standing gas range, and microwave with soft touch panel
- 36" designer cabinets with crown molding
- Pre-wired for under-cabinet lighting
- Granite countertops with straight edge
- Subway backsplash available in various patterns
- Spacious single bowl stainless steel undermount sink
- Chrome faucet with pull out spray nozzle*
- Recessed LED lighting
- Insulated garbage disposal



Features

Lennar®

Other Builders

Resale

Bathrooms

- Owners bath features: luxurious garden tub *per plan, separate shower with ceramic tile surround and tiled shower seat *per plan, semi-frameless glass shower enclosure, opaque rain glass window at tub *per plan, and climate controlled owners closet
- Secondary bath feature: ceramic tile shower surround
- Designer vanity cabinets to match kitchen
- Stylish cultured marble vanity tops
- Full width vanity mirror
- Chrome finished washerless faucets & plumbing accessories
- High performance, water-conserving elongated commode with slow close seat
- Powder bath features: pedestal sink, decorative oval mirror



Exterior

- Moisture resistant fiber-cement siding
- Landscaping package with full sod in front and rear yards
- Stylish, insulated 6'8" fiberglass door
- Design enhanced over-head garage door with opener and 2 remotes
- Finished garage complete with paint
- Weatherproof exterior outlets at front and rear of home
- Two-tone exterior paint package
- 3000 PSI post-tension foundation certified by an independent engineer
- 3/4 lite back patio door
- Designer coach lamps, per plan
- Hose bibbs at front and rear of home
- Bricked 1st floor exterior, all 4 sides
- Covered concrete patio



Simplicity

- myLennar (A personal online assistant to help you shop, buy, and own a home)
- Lennar Mortgage
- Lennar Title Company (Financial services)
- Security system with motion detector, keypad and sensors at front door, garage entry door to main home, and patio door



*Home automation features shown effective on homes starting on or after 12/6/21. Please see a new home consultant for more information.



Copyright © 2020 Lennar Corporation. Visit Lennar.com or see a Lennar New Home Consultant for further details. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature, additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Features, floorplans, and designs vary per plan and community and are subject to changes or substitution without notice. Models/lifestyle photos do not reflect racial or ethnic preference. Lennar, the Lennar logo, and Everything's Included are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 11/15/21

LENNAR

Lennar.com/Houston



EXEMPTIONS

<u>Chambers County</u>	
Homestead	-20% off market value or at least \$5,000
Over-65 HS	-20% off market value plus \$60,000
Disability	-Same as Over-65
FMFC	-Extra \$3,000 off
	- <u>Over-65 does not get additional \$3,000</u>
<u>Anahuac I.S.D.</u>	
Homestead	-20% off market value plus \$25,000
Over-65 HS	-20% off market value plus \$70,000 (incl. \$25,000 HS)
Disability	-Same as <u>Over-65</u>
<u>City of Mt Belvieu</u>	
Homestead	-20% off market value
Over-65 HS	-20% off market value plus \$160,000
Disability	-20% plus \$75,000
<u>Barbers Hill I.S.D.</u>	
Homestead	-20% off market value plus \$25,000
Over-65 HS	-20% off market value plus \$185,000 (incl. \$25,000)
Disability	-Same as <u>Over-65</u>
<u>City of Anahuac</u>	
Homestead	-20% off market value
Over-65 HS	-20% off market value plus \$7,500
Disability	-Same as Homestead
<u>East Chambers Cons. I.S.D.</u>	
Homestead	-20% off market value plus \$25,000
Over-65 HS	-20% off market value plus \$35,000 (incl. \$25,000 HS)
Disability	-Same as <u>Over-65</u>
<u>Chambers-Liberty Co. Nav. Dist.</u>	
	-Same as County
<u>Trinity Bay Conservation Dist.</u>	
	-Same as County
<u>Chambers County Hosp. Dist.</u>	
	-Same as County
<u>Goose Creek I.S.D.</u>	
Homestead	-10% plus \$25,000
Over-65 HS	-10% plus \$50,000 (incl. \$25,000)
Disability	-Same as <u>Over-65</u>
<u>Lee College</u>	
Homestead	-20% off market value
Over-65 HS	-20% off market value plus \$75,000 (this can change every year)
Disability	-Same as <u>Over-65</u>
<u>Chambers Co. MUD</u>	
	-None
<u>Veterans Exemption (all Dist)</u>	
	-State requirements
<u>City of Baytown</u>	
Homestead	-20%
Over-65 HS	-\$50,000
Disability	-\$50,000
<u>Chambers County Emergency Serv Dist #1</u>	
Homestead	-10%
Over-65 HS	-add'l 10%
Disability	-same as O/65

energy **CERTIFIED HOME**
ENERGY STAR Independently verified to meet EPA's strict guidelines for energy efficiency.

Address:
 15023 Gulfstream Park Avenue
 Mont Belvieu, TX 77523

Built by:
 Lennar Homes

Verified by:
 ARCXIS

Date:
 March 11, 2022

Program/Version number:
 Version 3.1

Optional information:

Learn more at energystar.gov

Rating Date: 2022-03-10
 Registry ID: 069256898
 Ekotrope ID: 5dY9D1Ad



Annual Savings

\$1,179

*Relative to an average U.S. home

Home:

15023 Gulfstream Park Avenue
 Mont Belvieu, TX 77523

Builder:

Lennar Homes

This home meets or exceeds the criteria of the following:

ENERGY STAR v3.1

ENERGY STAR v3

2018 International Energy Conservation Code

Annual Cost

\$140

\$541

\$62

\$814

\$120

\$0

\$1,677

Rating Completed by:

Energy Rater: Kelsey Gober

RESNET ID: 6156387

Rating Company: ARCXIS Builder Services

19450 SH 249, Suite 300, Houston, TX 77070

281-351-0048

Rating Provider: ARCXIS Builder Services

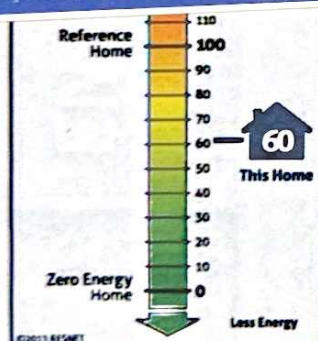
19450 SH 249, Suite 300, Houston, TX 77070

281-351-0048

Kelsey Gober

Kelsey Gober, Certified Energy Rater

Digitally signed: 3/11/22 at 1:01 PM



Number of Bedrooms: 3
 Primary Heating System: Furnace • Natural Gas • 96 AFUE
 Primary Cooling System: Air Conditioner • Electric • 16 SEER
 Primary Water Heating: Residential Water Heater • Natural Gas • 0.62 Energy Factor
 House Tightness: 1350 CFM50 (4.35 ACH50)
 Ventilation: 52 CFM • 25.48 Watts
 Duct Leakage to Outside: 51 CFM @ 25Pa (2.54 / 100 ft²)
 Above Grade Walls: R-13
 Ceiling: Attic, R-38 + Radiant Barrier
 Window Type: U-Value: 0.35, SHGC: 0.22
 Foundation Walls: N/A
 Framed Floor: N/A



Ekotrope RATER - Version: 4.0.1.2652

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.

This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Final Report

Rating Date: 2022-03-10
Registry ID: 069256898
Ekotrope ID: 5dY9D1Ad



HERS® Index Score:

60

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$1,179

*Relative to an average U.S. home

Home:
15023 Gulfstream Park Avenue
Mont Belvieu, TX 77523

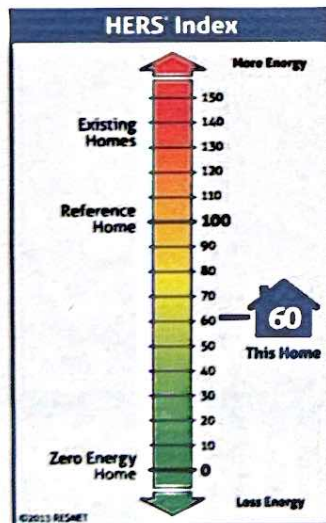
Builder:
Lennar Homes

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	21.5	\$140
Cooling	12.3	\$541
Hot Water	12.4	\$62
Lights/Appliances	21.2	\$814
Service Charges		\$120
Generation (e.g. Solar)	0.0	\$0
Total:	67.5	\$1,677

This home meets or exceeds the criteria of the following:

ENERGY STAR v3.1
ENERGY STAR v3
2018 International Energy Conservation Code



Home Feature Summary:

Home Type:	Single family detached
Model:	Plan 3735
Community:	N/A
Conditioned Floor Area:	2,004 ft ²
Number of Bedrooms:	3
Primary Heating System:	Furnace • Natural Gas • 96 AFUE
Primary Cooling System:	Air Conditioner • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.62 Energy Factor
House Tightness:	1350 CFM50 (4.35 ACH50)
Ventilation:	52 CFM • 25.48 Watts
Duct Leakage to Outside:	51 CFM @ 25Pa (2.54 / 100 ft ²)
Above Grade Walls:	R-13
Ceiling:	Attic, R-38 + Radiant Barrier
Window Type:	U-Value: 0.35, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kelsey Gober
RESNET ID: 6156387

Rating Company: ARCXIS Builder Services
19450 SH 249, Suite 300, Houston, TX 77070
281-351-0048

Rating Provider: ARCXIS Builder Services
19450 SH 249, Suite 300, Houston, TX 77070
281-351-0048

Kelsey Gober, Certified Energy Rater
Digitally signed: 3/11/22 at 1:01 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
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Ekotrope RATER - Version: 4.0.1.2852



ENERGY STAR® CERTIFIED NEW CONSTRUCTION

Builder/Developer: Lennar Homes

Permit Date/Number:

Home/Unit Address: 15023 Gulfstream Park Avenue, Mont
Belvieu, TX 77523

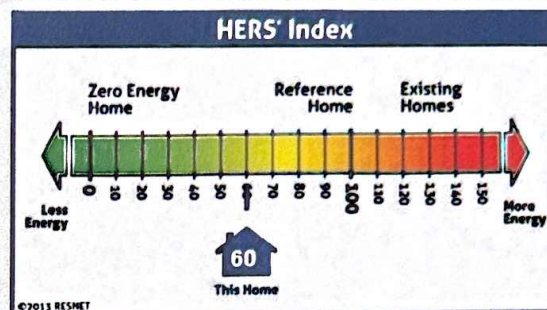
Rating Company: ARCXIS Builder Services

Rater ID Number: 6156387

Rating Date: 2022-03-10

Oversight By: RESNET

Program/Version Number: 3.1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 1350 CFM50 (4.35 ACH50)

Primary Insulation Levels:

Ceiling: R-38 **Floor:** N/A
Wall: R-13 **Slab:** R-0

Primary Window Efficiency:

U-Value: 0.35 **SHGC:** 0.22



Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.



Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: **Duct Leakage to Outdoors:**
73 CFM @ 25Pa (Post-Construction) **51 CFM @ 25Pa (2.54 / 100 ft²)**

Primary Heating (System Type • Fuel Type • Efficiency):
Furnace • Natural Gas • 96 AFUE

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Conditioner • Electric • 16 SEER

Whole-House Ventilation Type (System Type):
Supply Only



Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 1 **Dishwashers:** 1
Ceiling Fans: 4 **Exhaust Fans:** 2

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Natural Gas • 0.62 Energy Factor



About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions

approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified

to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.



LENNAR®

Flo by Moen™ Smart Water Shutoff Quick Set-Up Guide

Secure. Conserve. Protect.

Flo by Moen™ Smart Water Shutoff

Quick Set-Up Guide

Let's face it. Even homes built to the highest standards—like yours—can sometimes face unforeseen water events. Whether it's a little one leaving the bathroom faucet running, or an unexpected pipe burst, there's nothing worse than discovering water damage once it's too late.

The good news is that you have the Flo by Moen Smart Water Shutoff—meaning you're protected, 24/7. You've got total control of your water from anywhere at any time—and will receive alerts should issues arise. So, go explore your new neighborhood, take that vacation, and sleep peacefully knowing your home's water is secure with Flo by Moen.



IMPORTANT:

The Smart Water Shutoff is a connected device. The device installed in your home has been unplugged/disabled to ensure water flow is uninterrupted as you move in and establish your Wi-Fi service.

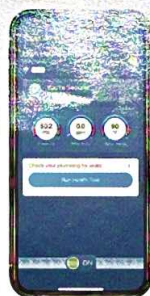
Once Wi-Fi is established, locate your Smart Water Shutoff on your main water line (likely in the basement, garage or outside of the home). Plug it into the nearest outlet and proceed to Step 1 below.

WARNING: If connected to power without activating and connecting to a Wi-Fi network, you may experience frequent water shut-offs in your home.

STEP 1

Download the App

Get the free Flo by Moen App from the Apple App Store or Google Play Store, or scan the QR code below.



STEP 2

Create Account

Follow the in-app instructions to register a new account.

STEP 3

Location Profile

- Once logged in to your account on the mobile app, tap "Add Location" from the dashboard.
- Follow the in-app instructions to complete your Location Profile.

STEP 4

Wi-Fi Pairing

You've completed your Location Profile, it's time to pair your installed Flo by Moen Smart Water Shutoff to your app and home Wi-Fi.

- Plug the device into the nearest power outlet. (Note: twist and turn the power cord until the second ring is completely in the device).

- Follow the in-app instructions to complete pairing your Flo by Moen Smart Water Shutoff to your app and home Wi-Fi.
- Looking at the Shutoff: With the VALVE light solid green, press and hold the Reset button for 5–10 seconds until the STATUS light begins to blink.
- You will then be asked to scan the QR code on your Smart Water Shutoff with your smartphone. Scan the QR code and follow the steps on the Flo by Moen app and complete the initial pairing instructions. Please note: If the Shutoff is installed on the main water line in a way that prevents you from being able to scan the QR code using your smartphone, please contact support@meetflo.com or call 1-844-MEET-FLO to receive a digital version of the QR code you can use to pair with.
- When you return to the Dashboard on your Flo by Moen App, you should see that your device is now in "Learning Mode." This means the device was successfully added to your account and is now ready to learn your home in order to protect it. Once the device goes out of learning mode, it will notify you and then begin to fully monitor and protect your home from water damage.

STEP 5

Ring App

When your Flo setup has been completed using the Flo by Moen app, follow these instructions to add your Flo by Moen Smart Water Valve to the Ring app:

- Open the Ring app.
- Tap Devices
- Tap Set up a Device
- Scroll down and tap Smart Water Valves.
- On the "Add Flo to your Shortcuts" screen, tap Begin Setup.
- Follow the steps to link your Amazon and Ring accounts.
- Follow the steps to link your Amazon and Flo by Moen accounts.
- When you finish this step, you'll have a new Flo tile on your Ring app dashboard. Using this tile, you can see your device status and be able to turn the valve on and off.

STEP 6

Get Started

Now that you're moved in, it's time for the Smart Water Shutoff to learn your home's habits. Over the next 7–10 days, the Learning Mode feature of the system will get to know what water use is normal for your home, so it can alert you to unusual activity that might indicate a leak or other water event.

While the system is learning, it's a great time to explore the many other features of the Flo by Moen App. Track your water usage by fixture, practice turning the water on and off, and consider setting some conservation goals.

Learning Mode

During the 7–10 day period after installing your Smart Water Shutoff, your system will be in Learning Mode as it begins learning your home's water habits. While in this mode, your system will have limited functionality, but you can still track your home's water usage, view your home's water pressure, flow rate, and even turn on and off your water remotely.

Note: During Learning Mode, you will not be receiving alerts from the system and your home will not be protected by automatic shutoff.

- This 7–10 day learning period is a great time to familiarize yourself with Flo by Moen's User Portal and Mobile App.
- Once out of Learning Mode, your Smart Water Shutoff will automatically switch you over to Home Mode.
- In Home Mode, your Shutoff will be actively monitoring and protecting your home from potential water damage. Once in Home Mode, your Shutoff will begin to send you alerts as it notices irregularities in your home's water usage, pressure, and flow rate.

Any questions? Reach out to us at support@meetflo.com or 844-MEETFLO.

System Modes

Your Smart Water Shutoff can be set to three different modes, based on expected water usage:



Home Mode is the default mode for your Shutoff. You will receive an alert if the device detects an irregularity with your home water's pressure, temperature, or flow. If there's a critical issue, your device may turn off your water for you.



Choose **Away Mode** when you know you will not be home for an extended period of time, like a weekend away or a vacation. Away Mode adds additional protection to the home by learning what is normal for your home when the inhabitants are not present, and in the event of a potentially dangerous condition, the system may take quicker precautionary action by shutting off the water. It is important to note that your Shutoff will not turn off your water, however, if it detects inactive water usage, such as an ice maker or irrigation.



Choose **Sleep Mode** for expected, irregular water usage, such as watering a pool, washing the cars or hosting house guests. The Shutoff will not send you alerts or automatically turn off your water while in Sleep Mode. It is important to think of your system's Sleep Mode as a 'Do Not Disturb' option.

Health Tests

Health Tests allow the Shutoff to check for leaks anywhere in your home. Your device will perform automatic daily Health Tests to make sure your home is constantly protected. You are also able to run a manual Health Test anytime by accessing the Control Panel in your Flo by Moen Mobile App. Every day, the Flo by Moen Smart Water Shutoff runs a Health Test on your home's plumbing. Like a security guard for your pipes, the nightly Health Test patrols every inch of your home's plumbing looking for leaks, monitoring pressure, and detecting anomalies, all while you sleep soundly.

How the Health Test Works

Health Tests run during hours of low water usage—usually while you are sleeping. During the Health Test, the valve will close to monitor the stability of the water pressure within the pipes downstream of the Smart Water Shutoff. Below is a list of possible outcomes.



Pass: If there is very little to no pressure change, the test will pass.



Fail: If there is a gradual pressure change (a leak is detected), the Health Test will fail.



Incomplete: If the water pressure drops quickly (water is in use), the Health Test is interrupted and will not complete.

The Results

If your plumbing passes its Health Tests, that's great! If your home fails a test, you'll want to find out why. To learn about troubleshooting leaks and failed Health Tests, visit moen.com/flo.

Flo by Moen™ FAQ

Alerts

If your Smart Water Shutoff detects unusual water usage, you'll receive an alert. Alerts can be critical in nature, warnings, or simply system notifications. They can be sent via push notification, text, email, or via phone calls from Flo Support. You can access your alerts via your Flo by Moen App or User Portal. To access Alerts from your Flo by Moen App or User Portal, go to the Alert Notifications menu, or click on a pending alert from your Dashboard.



Locating a Leak

If your Shutoff detects a small drip, you'll need to investigate. This could be a running toilet, a leaky faucet, or a small hole in a pipe.



Critical Alerts

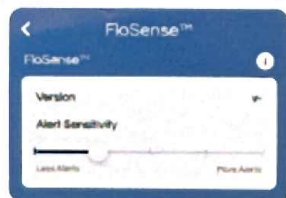
If your Shutoff detects water usage that far surpasses your normal behavior, you'll receive a critical alert, and your Shutoff will turn off your water. The source of the alert could be a burst pipe, a faucet left on, or an abnormally long shower.

If you don't immediately know the reason for your critical alert, it's best to investigate quickly to avoid potential water damage.

FloSense™

FloSense 2.0 is our proprietary, feedback-enhanced AI. With FloSense, your Smart Water Shutoff is more accurate than ever.

Your home is unique. So are your water usage habits. The more you interact with your alerts, the more intelligent your Smart Water Shutoff will be. So make sure that each time you receive an alert from your Flo by Moen App, you correctly identify whether the source of the issue was intentional, accidental, or a true leak. If you take a longer-than-usual shower and get an alert, make sure to let your app know so that it can learn from the experience. Likewise, if your Smart Water Shutoff detects a leak in your plumbing, make sure to identify it as such when you receive an alert.



Sensitivity Slider

The Sensitivity Slider allows you to customize your Shutoff's sensitivity to water events. Rather than putting your Shutoff in Sleep Mode, you can decrease its sensitivity by sliding the bar to the left to receive less alerts. Slide the bar to the right to increase sensitivity and precision.

To access the Sensitivity Slider in your Flo by Moen App, go to Settings, tap on a location under Locations, tap on the Shutoff device, then tap on FloSense under Advanced Features.

With FloSense 2.0, you have the ability to customize and train the algorithm to better protect your home. Your feedback allows FloSense to learn more about you and your water habits. In short, the more you interact, the smarter your Smart Water Shutoff will be!

Smart Home Integrations

Your Flo by Moen Smart Water Shutoff can do more than just monitor your water usage and detect leaks. It's also capable of connecting to smart products across the home to allow you even more control.

Google Assistant

Using Google Assistant on your Google Home device, you can ask about your home's water usage over a specified time frame, and about all of your pending alerts.

Say "Ok Google, talk to Flo Device" to start the conversation.

Amazon Alexa

Amazon Alexa provides Flo by Moen users with a way to access information such as water usage & pending alerts.

Say "Alexa, talk to Flo" to start the conversation.

Ring

Flo by Moen integrates with Ring for whole-home security monitoring and protection.

