## SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

## FORM 8-K

### CURRENT REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Date of Report: April 6, 2004

## BEAZER HOMES USA, INC.

(Exact name of registrant as specified in its charter)

**DELAWARE** 

(State or other jurisdiction of incorporation)

001-12822

(Commission File Number)

54-2086934

(IRS Employer Identification No.)

1000 Abernathy Road, Suite 1200 Atlanta Georgia 30328

(Address of Principal Executive Offices)

(770) 829-3700

(Registrant's telephone number, including area code)

None

(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits.

- (c) Exhibits
  - 99.1 Press release issued April 6, 2004.

Item 12. Results of Operations and Financial Condition.

On April 6, 2004, Beazer Homes USA, Inc. (the "Company") reported home orders, closings and backlog for the quarter and six months ended March 31, 2004. A copy of this press release is attached hereto as exhibit 99.1. For additional information, please see the press release.

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#### **SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

BEAZER HOMES USA, INC.

Date: April 6, 2004 By: /s/ JAMES O'LEARY

James O'Leary Executive Vice President and Chief Financial Officer

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Item 7. Financial Statements and Exhibits.

Item 12. Results of Operations and Financial Condition.

## **SIGNATURES**



### <u>Press Release</u> For Immediate Release

#### Beazer Homes USA, Inc. Reports Home Orders, Closings and Backlog for the Quarter and Six Months Ended March 31, 2004

Atlanta, Ga., April 6, 2004—Beazer Homes USA, Inc. (NYSE:BZH) (<u>www.beazer.com</u>) today released preliminary unit net orders, closings and backlog for the quarter and six months ended March 31, 2004.

49	28 77 96 96 82	18.6% (18.8)% (14.2)%	2004 2,679 3,339 536 719 1,063 8,336	2003 2,643 2,216 528 948 1,385 7,720	March 31,  % Change  1.4% 50.7% 1.5% (24.2)% (23.2)% 8.0%		
1,62 1,22 29 49	28 77 96 96 82	0.5% 47.6% 18.6% (18.8)% (14.2)%	2,679 3,339 536 719 1,063	2,643 2,216 528 948 1,385	1.4% 50.7% 1.5% (24.2)% (23.2)%		
1,27 29 49 88	77 96 96 82	47.6% 18.6% (18.8)% (14.2)%	3,339 536 719 1,063	2,216 528 948 1,385	50.7% 1.5% (24.2)% (23.2)%		
29 49 88	96 96 82	18.6% (18.8)% (14.2)%	3,339 536 719 1,063	2,216 528 948 1,385	1.5% (24.2)% (23.2)%		
29 49 88	96 96 82	(18.8)% (14.2)%	536 719 1,063	528 948 1,385	(24.2)% (23.2)%		
88 ——	82	(14.2)%	1,063	1,385	(23.2)%		
	_	, ,			(23.2)%		
4,57	79 —	9.9%	8,336	7,720	8.0%		
Closings (Units)							
For the Quarter Ended March 31,				For the Six Months Ended March 31,			
2003	,	% Change	2004	2003	% Change		
1.09	— — 93	9.5%	2,454	2.186	12.3%		
		28.2%	2,618		22.6%		
27	72	(23.5)%	448	538	(16.7)%		
23	33	57.5%	685	528	29.7%		
60	04	(15.9)%	1,087	1,392	(21.9)%		
3,29	— 97	11.7%	7,292	6,779	7.6%		
97 94 98 67 98	2003 07 1,00 04 1,00 08 2 07 20 08 60	2003 1,093 1,095 1,0	2003 Change  27 1,093 9.5% 24 1,095 28.2% 28 272 (23.5)% 27 233 57.5% 28 604 (15.9)% 28 3,297 11.7%	2003 Change 2004  27 1,093 9.5% 2,454  24 1,095 28.2% 2,618  28 272 (23.5)% 448  27 233 57.5% 685  28 604 (15.9)% 1,087  34 3,297 11.7% 7,292	2003         % Change         2004         2003           207         1,093         9.5%         2,454         2,186           04         1,095         28.2%         2,618         2,135           08         272         (23.5)%         448         538           67         233         57.5%         685         528           08         604         (15.9)%         1,087         1,392           34         3,297         11.7%         7,292         6,779		

		Backlog (Units) As of March 31,			
	2004	2003	% Change		
Southeast	2,546	2,324	9.6%		
West	3,008	1,914	57.2%		
Central	484	497	(2.6)%		
Mid-Atlantic	1,151	1,120	2.8%		
Midwest	1,281	1,605	(20.2)%		
Total	8,470	7,460	13.5%		

Beazer Homes USA, Inc., based in Atlanta, Georgia, is one of the country's ten largest single-family homebuilders with operations in Arizona, California, Colorado, Delaware, Florida, Georgia, Indiana, Kentucky, Maryland, Mississippi, Nevada, New Jersey, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas and Virginia. Beazer Homes also provides mortgage origination and title services to its homebuyers.

Contact: Leslie H. Kratcoski

Director, Investor Relations

(770) 829-3700 <u>lkratcos@beazer.com</u>

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Exhibit 99.1

Beazer Homes USA, Inc. Reports Home Orders, Closings and Backlog for the Quarter and Six Months Ended March 31, 2004