



RENDITION
HOMES
Designed for Style. Built for Life.



TWIN HILLS • ARLINGTON, TX

KITCHEN

42" flat panel beech or knotty alder cabinetry with adjustable shelves and doors in choice of stain
Large island (per plan)
Ample cabinet space
Separate pantry (per plan)
Extra deep cabinet over refrigerator (per plan)
Whirlpool stainless steel 30" gas cooktop
Whirlpool stainless steel built-in, self-cleaning 30" oven
Whirlpool stainless steel microwave with turntable
Whirlpool stainless steel, Energy Star dishwasher with electronic controls, full length door and anti-bacteria cycle
Designer ceramic floor tile backsplash – laid diagonally
3 cm granite counter tops with bullnose edge
Double bowl, under-mount stainless steel sink
Heavy duty garbage disposal
Icemaker connection for refrigerator

BATHROOMS

Delta plumbing fixtures
Satin nickel finish lighting fixtures
Separate shower with ceramic floor tile walls in master bath
Garden tub with marble skirt in master bath
Ceramic tile tub surround in all full secondary baths
Porcelain on steel tub in all full secondary baths
Water conserving commodes in all baths
Elongated toilets
Spacious master bath with separate water closet
Large mirror in master bath (per plan)
Cultured marble vanity tops with dual oval sinks in master bath
Cultured marble vanity top with oval sink(s) in hall baths

STAIRWAYS (2 STORY PLANS ONLY)


Stained oak newel post and handrail
Black wrought iron balusters
Painted cap(s) and skirt

INTERIOR DETAILS

12" designer ceramic tile in wet areas
Raised-panel doors throughout, 8' downstairs
Custom quality 5 1/2" baseboard moulding downstairs and 3 1/2" baseboard moulding upstairs
8' French doors in study (per plan)
Quality name brand nylon carpeting with 3/8" 5 lb. rebound pad
Choice of Kwal Paint® standard interior paint colors
All trim is painted white
Satin nickel Kwikset® door hardware throughout home
10' ceiling plate on first floor
9' ceiling plate on second floor (per plan)
Built-in planning desk (per plan)
Textured walls with splatter drag ceilings
Spacious master suite with sitting area (per plan)
Shoe shelves in closets (per plan)

MASONRY AND FOUNDATION

Designer exterior with quality name brand, low maintenance brick in your choice of color
Foundation designs by independent structural engineer
Primed hardboard cedar exterior trim
Cedar exterior shutters (per plan)
Individually engineered post-tension monolithic foundation per site
4" cushion sand under 4" of 3,000 lb.+ concrete PSI
6 Mil poly moisture barrier between sand and slab
Site specific soils and compaction report

 Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Drawings, pictures, photographs, video, square footages, floor plans, elevations, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Images do not reflect a racial or ethnic preference. Home prices refer to the base price of the house and do not include options or premiums, unless otherwise indicated for a specific home. Incentives and seller contributions may require the use of certain lenders or title companies, some of which may be affiliates of Rendition Homes, and could affect your loan amount. Not all people will qualify for all offers. Promotional offers are typically limited to specific homes and communities and are subject to terms and conditions. Please consult a Rendition Homes sales agent and review a home sales contract for additional information, disclosures and disclaimers.

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PLUMBING

Gas water heater
Delta water efficient fixtures
Two-handle facets in bathrooms
Elongated toilets
Fiberglass shower pans
Frost proof water faucets (per plan)
Heavy gauge dependable PEX water lines with in-slab plumbing (no joints under slab)

EXTERIOR CONSTRUCTION

Ultimate performance LoE3-366 glass vinyl windows with screens to reflect heat and lets light stream in, providing ideal balance of solar control and high visibility
Divided light windows on front of home
10 year limited manufacturer's warranty on windows
Fiber cement fascia and siding
Engineered open web truss design for floors and roof
Durable Wayne Dalton faux cedar garage doors
Satin nick Kwikset® handle set and deadbolt
Spacious covered outdoor living area (per plan)
Rain gutters with downspouts in front of home
Garage completely finished out with texture, paint, baseboard moulding and lighting
Glass door to patio
Tamko® 30-year dimensional fiberglass roof shingles with a limited lifetime manufacturer's warranty
Flow through attic ventilation and multiple exhaust vents

SAFETY AND SECURITY

Smoke detectors interconnected with battery backup throughout home, including all bedrooms
Carbon monoxide detectors
Secure dual cam locks on all windows
Strong 1" throw deadbolts on exterior door
Security system, including one keypad and three doors

HEATING AND COOLING

Digital programmable thermostat(s)
Each home will have 1, 2 or 3 zones with each zone having an individually controlled programmable thermostat
Carrier 14 Seer energy saving air condition and electric heating equipment with electronic spark ignition
Fresh air return connected to main air conditioning unit delivers filtered fresh air to help reduce dust, odors and indoor contaminants for improved indoor air quality
Multiple air returns
Filters in attic for ease of changing
All kitchen and bath ventilation is vented to the outside of the home to help reduce internal moisture
Insulated duct work with mastic sealant at AC connections to reduce air loss
Primary and secondary condensation drainage

INSULATION

Airtight polysealant foam on exterior walls, windows, doors, base plates and holes drilled through top plates to the attic and all exterior penetrations
Weather stripping on all exterior doors and at attic access
R-30 blown insulation in ceilings
R-13 batt insulation in wall
8' insulated front entry door
Tightly sealed AC ducts and connections

WOOD AND FRAMING

Minimum 2" x 4" kiln-dried studs on all frame walls
2" x 6" studs on all exterior walls 14' or higher
Radiant barrier sheathing roof decking to black radiant heat in the roof from entering the attic to keep it cooler, lowering energy costs and making the home more comfortable
Fire blocks where necessary
Pull-down attic stairway with attic lights (per plan)



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ELECTRICAL AND WIRING

200 amp electrical service

Recessed lighting in kitchen, hallways, stairways, and over fireplace (per plan)

110V copper wiring throughout home

Exterior weatherproof outlet GFI circuit (per plan)

Décor rocker style light switches throughout

Satin nickel finished lighting package

5 blade ceiling fan with light kit in master and family room

All bedrooms and media room (per plan) are pre-wired, blocked and switched for ceiling fan and light kit

Exterior coach light fixtures

CUSTOM PERSONALIZATION, SERVICE AND WARRANTY

In-house warranty and customer service department

Two 2 hour selection appointments with professional design consultant

10-year structural warranty

1-year coverage on workmanship and materials

2-year coverage on mechanical systems for electrical plumbing, air-conditioning and heating systems

LANDSCAPING

Front, side and rear sod

Full irrigation system with ET controller – designed to target water distribution with precision

Front and rear exterior hose connections

Fencing: 6' Cedar board-on-board fencing with posts and rails where visible from street. Sides and rear not visible from street and not adjacent to dedicated private open space shall be 6' stained cedar flat top with 2x4 rails and steel posts in concrete. Installed from back corners of the house w/ one gate.

Covered back patio (per plan)

Landscaping package

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