

These included features have been carefully chosen to complement the unique environment of Nims Village with all the quality and style you've come to expect from Evans Coghill Homes

Nims Village Features

- Elevated Ceilings – 10' or 9' Ceilings Main and 9' Upper Levels (Per Plan)
- Farmhouse Elevations Custom Designed for Nims Village

Kitchen

- Countertop - Tier 1 Granite (3cm) with Eased Edge
- Choice of Cabinet Color
- Choice of Door and Drawer Cabinet Hardware – Tier 1
- Frigidaire Gallery Stainless Steel Appliance Package – 30" Slide In Electric Range, Built-in Microwave, Range Hood, Under Counter Dishwasher
- Moen Abor Pulldown Faucet – Brushed Stainless
- Backsplash - Tier 1 Tile
- Under Mount Double Bowl Stainless Steel Sink (Choice of 50/50, 60/40 or Single Bowl)
- Disposer – 1/3 Horsepower Badger
- Recessed Panel Maple Stained Cabinets by Norcraft (42" Upper Cabinets w/ Crown Molding)
- Full Overlay Cabinet Doors
- Kitchen Island with 16" Top Overhang on Seating Side (per plan) Granite Tier 1
- Soft Close Cabinet Drawers and Doors
- Dove Tail, Full Extension Cabinet Drawers
- Water Connection for Refrigerator

Baths

- All Bath Countertops: Tier 1 Venetian Marble with Under Mount Oval Sinks and 4" Backsplash
- Soft Close Cabinet Drawers and Doors
- Mirror (42") Above Each Sink
- Dove Tail, Full Extension Cabinet Drawers
- 35" High Vanities in All Baths

- All Baths: Tier 1 Tile Flooring
- Owner's Bath: Tier 1 Tile Surround Shower with Fiberglass Shower Pan
- Semi-Frameless Owner's Bath Shower Door
- Secondary Baths: BathCraft Fiberglass Smooth Tub/Shower Unit (Per Plan)
- Main level Guest Suite: Tier 1 Tile Surround Shower with Fiberglass Pan (Per Plan)
- Powder Room: Gerber Logan Petite (24"x20") Pedestal Sink (4" Faucet Spread)

Interior

- Hardwood Stairs with Stained Oak Handrail and Square White Balusters
- 2-1/4" #2 Tier 1 Oak Hardwood Floor in Foyer, Family Rm, Kitchen and Dining, Breakfast Room, and Powder Room
- Trim - Crown Molding – One Piece Cove Crown in Foyer, Family Rm, Kitchen, Dining and/or Breakfast Rm, Powder Rm and Flex Rm. Baseboard – 7-1/4" Throughout Home
- Sherwin Williams Builders Solution Flat Wall Paint with Semi – Gloss White Trim
- Interior Color for Wall and Ceiling Selected from Builder Paint Palette (Top 3 Colors on SW Paint Selections)
- Choice of Tier 1 Interior Doors: 8' or 6'8" on 1st Floor, 6/8 on 2nd Floor (Per Plan)
- Tier 1 Mohawk Carpet in Bedrooms, Flexible Room, Study, and Throughout Upper Level with 6# Pad
- Ventilated Shelving in all Bedroom Closets, Linen, Laundry and Coat Closets
- Solid Shelving Pantry
- Door and Windows – 1x4 Flat Trim Sides with 5/4 x 6 Top Trim
- Laundry – Tier 1 Tile Floor

Planning Center (Per Plan)

- Tier 1 Granite Desktop (3cm)

Plumbing

- Moen Eva Chrome Faucets and Shower Valves
- Gerber Elongated Bowl 1.28 GPF Water Closets
- 50 Gallon State Electric Water Heater
- Two Exterior Hose Bibs

Lighting, Electrical and Communications

- Hanging Fixture in Dining Room/Breakfast Room and Foyer
- Decorative Lighting Selected from Professionally Designed Packages
- LED Flush Fixtures in Kitchen, Hallways, Stairs, Porches, Walk-in Closets and Garage
- Flush mounting lighting in secondary bedrooms
- Ceiling Fan with Light Kit – Family Room and Master Bedroom
- Smoke Detectors and Carbon Monoxide Detectors per building code
- Two Weatherproof Outlets – One at Front and Rear Entry
- Electrical Service – 200A Service – Panel Located in Garage
- Washer /Dryer Connections (Electric)
- Communications Hub with 6 Outlets (Choice of Data, Cable, and Phone)

Energy Features

- House Wrap moisture intrusion protection
- MERV 10 Furnace and Air Conditioning Filter for Improved Indoor Air Quality
- Low E Double Pane White Single Hung Windows with Tilt Sash
- Main Level Lennox Gas Furnace, 14 Seer Air Conditioner and 14 Seer Heat pump 2nd Floor (Or Zoned Single Unit)
- Full House Sealing and Caulking at Air Penetration Points
- Blower Door Test on Every Home to Confirm no Unwanted Air Infiltration
- Programmable Thermostat
- Fiberglass R-30 Ceiling Insulation, R-13 Wall Insulation and R-19 Floor w/ 6 mil poly
- Duct Blaster Testing to Minimize Conditioned Air Leakage

- Jumper Ducts at Bedrooms to Equalize Air Flow

Exterior

- Painted Nichiha Fiber Cement Siding with Exterior Grade Trim and Corner Boards
- Roofing - Tamko 25 Year Architectural Shingles
- Porch Floors – Pressure Treated Wood. Front Porch – Stained. Back Porch - Natural
- Seamless Gutters and 3” x 4” Down Spouts
- Smooth Finish Porch Ceiling – Fiber Cement Board
- Fiberglass Front Door per Plan
- Landscaped Front Yard with Planting Beds, Fescue Sodded Front and Side Yard, Seed & Straw back yards.
- Irrigated Front Yards
- Garage Door Steel Raised Panel with Windows and Decorative Hardware with Chain Drive Opener and Remotes. Single or Double Door per elevation
- Vented Fiber Cement Soffit
- Concrete Driveway: 20’ wide at Garage tapering to 12’ wide at Sidewalk
- Front Walk: 4’ wide from Front Porch to Driveway

Structural

- Vented Crawlspace or Basement (Home Site Dependent)
- Pull Down Attic Stairs
- Smooth Finish Drywall on Walls and Ceiling – Secured with screws and Metal Reinforced Corners

Design Enhancements and Options

- Individual Design Center Appointment with Evans Coghill’s Interior Designer to Personalize Your Home and make it uniquely yours

Warranty

- Evans Coghill Homes’ One Year Warranty
- 10 Year Structural Warranty by Professional Warranty Service Corp- Insurance Backed
- One Year Termite Bond