

Oasis Homes Lifestyle Series



PROJECT MANAGEMENT

- Project Manager dedicated to your project from ground breaking to move-in date
- 24/7 Customer portal for access to your project updates, selections, pictures, and more

DRAWING & PERMITS

- Site plan creation
- Initial permits: Zoning, Driveway, Septic, Well, Soil Erosion
- Complete drawings and calculations for submittal to building department
- Building permit

SITE PREPARATION (See final scope of work for items included)

- Tree clearing
- House staking
- Gravel driveway
- Septic system
- Well
- City sewer connections, if available
- City water connections, if available
- Soil erosion control measures

EXCAVATION

- Pre-construction property inspection
- Excavation for basement, backfilling, rough grading of disturbed areas
- Positive grade around foundation for proper drainage

FOUNDATION

- 8' tall pre-cast concrete foundation walls (treated posts and decking for porches)
- 10" thick with integrated R-12.5 insulation
- Metal studs integrated into concrete wall
- Drilled for future electrical
- 10 Year basement wall warranty with R-12.5 basement wall insulation
- Foundation perimeter drain tile system
- (2) daylight operable windows
- (1) egress basement window for future bedroom or living space
- 4" Concrete floor with (1) floor drain

STRUCTURAL INTEGRITY

- On-site, stick-built construction
- Treated sill plate
- 2 x 6 -16" on center exterior walls (excluding garages)
- 2 x 4 -16" on center interior garage walls
- Double top plate on all interior and exterior walls
- 1/2" OSB roof sheathing with clips
- 3/4" tongue-and-groove OSB subflooring screwed and glued to floor joists to reduce squeaking
- 2" x 10" floor joists 16" on center
- 2" x 10" header material on all bearing walls
- 2" x 6" fascia material
- 6/12 roof pitch with 30# snow load
- 12" overhangs, synthetic felt and ice and water shield protection
- Structurally engineered roof system
- All OSB exterior sheathing (no foam boards)
- Tyvek house wrap and sealant system around windows and doors
- 8' first floor ceiling height

WINDOWS & DOORS

- VinylMax Inspire single hung Low-E maintenance-free vinyl windows with lifetime warranty
- Screens for all operable windows
- VinylMax Inspire energy efficient, maintenance free sliding glass patio door with high performance glass with screen (per plan)
- JeldWen Steel six panel doors for Front and Service doors
- Schlage locksets with brushed nickel finish
- All entrance doors are keyed alike
- Lever handle Deadbolts on all exterior hinged doors

EXTERIOR

- Certainteed Encore siding, double 4" .040 thickness
- Vinyl vented soffits with aluminum fascia
- Exterior shutters on above grade windows where possible
- Hormann garage door—no openers
- IKO Cambridge dimensional shingles
- Continuous ridge vent with shingle cap

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INTERIOR

Drywall nailed, screwed and glued on 1/2" walls

- Drywall nailed and screwed 5/8" or 1/2" high strength on ceilings with 24" on center framing
- Smooth finish ceilings, painted flat white
- Garage unpainted (excluding plans without garages)
- Sherwin Williams® primer only on wall
- Sherwin Williams Painted trim throughout the home
- 3-1/4" pine baseboards
- 3 panel, hollow-core molded interior doors, painted white
- All interior doors are trimmed with painted 2 1/4" casing
- Windows have pine returns with 2 1/4" casing painted white
- Brushed nickel finished lever hardware with privacy locks on bedrooms and baths
- Vinyl-coated shelving in all closets

KITCHEN & BATH

- Merillat® Basics maple or oak kitchen & vanity cabinetry
- Laminate kitchen countertops
- Stainless steel drop in sink 8" deep
- 2-1/4" custom crown molding at top of kitchen cabinets
- Cabinetry drawers hinges are concealed soft closing
- 1—4 bank drawers in kitchen
- Wood toe kick under all kitchen cabinets and vanities
- Laminate vanity tops with white china drop in sinks
- Vanity cabinet with laminate top in half bath (not pedestal lav.)
- Mirrors, frameless, above all vanities (36" high)
- Vanity comfort height - 36"

MECHANICAL

- Goodman ® 95% efficiency gas furnace—2 stage with ECM
- Goodman ®14 SEER air conditioner
- Energy-saving programmable thermostat

ELECTRICAL

- 200 amp electrical service
- Progress lighting fixtures, brushed nickel finish
- (6) 4" recessed lights in kitchen area
- (1) recessed light over kitchen sink
- (1) waterproof recessed light over master shower
- (1) coach light at front door
- (2) garage coach lights
- (2) GFCI electrical outlets, one front & one back of house
- Smoke detectors with battery back up
- 220V outlet for Range and Dryer
- Carbon monoxide detectors
- (2) phone jacks, (3) cable jacks
- (1) GFCI outlet in garage
- Exhaust fans in all bathrooms

PLUMBING

- PEX water lines, 1/2" diameter
- Delta® water saving faucets with lifetime warranty on finish and valve
- Shut-off valves at all sinks, faucets, and water closets
- One-piece fiberglass tub/shower unit
- Elongated comfort height toilets
- Waterline to ice maker with shutoff
- A.O. Smith 50-gallon gas water heater
- (2) Exterior freeze-proof faucets front and back
- Utility hookups for washer and dryer with plumbing box
- Sump pump—cast iron

FLOORING

- Stainmaster wear resistant carpet with 8# padding
- Luxury vinyl wide wood planking in kitchen, dining, baths, foyer, and laundry with shoe molding

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ENERGY EFFICIENT

- Insulation high density R-21 in walls and rim joists—R-38 in ceilings (where possible)
- Caulk and sealant package prior to insulation
- Roof overhangs with ventilated soffit
- LED light bulbs for all hanging fixtures and all recessed lights
- Blower door tested to ensure efficiency
- High-efficiency furnace

CUSTOMER SERVICE & WARRANTY

- Full-time homeowner service department
- In-house architectural designer
- Preferred lenders
- Removal of construction debris
- Pre move-in cleaning
- Quality Assurance Inspection and New Home Orientation

Specifications are subject to change. See the final Scope of Work for items included for your new home



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