



Oasis Homes Signature Series

Luxury Living



Designed for You

The Signature Series finishes showcase that your home is truly a custom home. The Signature homes are designed with the 30 year experience of our in-house Architect. Built with exceptional products installed by our best craftsman. Your new home will be managed by a dedicated Project Manager to ensure a cohesive and well finished home.

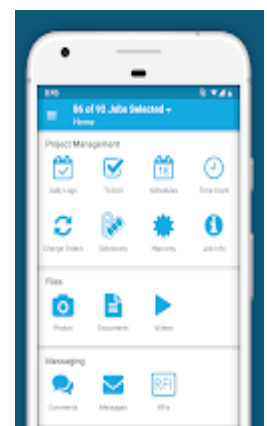
Our people, building methods, and service will make your home ownership process an enjoyable one. Decades of experience has taught us that building methods centered around structural integrity, energy efficiency, and low maintenance costs often have more to do with the overall quality than the products themselves.



Customer Portal

We help you stay connected using our state-of-the-art customer portal that serves as a single point of access to your home project 24/7. You will have ability to:

- Communicate with your project manager.
- Review your construction schedule.
- Review your selections, color choices and floor plan details.
- View the current status of your home.
- View upcoming activities and completed tasks.
- Browse through recent photos of your home during construction.



Signature Series Advantages

Signature Series Homes use premium quality products to protect the value of your dream home and achieve a higher return on your investment. We can show you the difference in the quality of products that we build in comparison to the traditional standards used in the building industry. We offer:

- Premium quality products
- Best practices in building methods
- Exceptional project team, standing behind everything we do

Precast Concrete Foundation

Precast Foundation: Constructed in a controlled factory environment, precast concrete walls are warmer, drier, and sturdier than poured concrete walls. They are insulated to R 12.5, and at 5,000 psi they are impervious to water. Additionally, they have integrated metal studs, pre-cut holes for windows, doors and drilled for electrical to make finishing your basement easier. Our precast concrete foundations have a 10-year warranty.



Engineered I-Joist Floor System

I-Joist Floor System: Engineered I-joist floor systems are stronger, more consistent, predictable, and straighter than traditional floor systems. I-joists also have less squeaks and provide the most efficient use of material, minimal waste and increase building efficiency.



I-Joist

Quartz Kitchen & Bath Countertops

Quartz Countertops means you're getting exceptionally tough surfaces that will withstand decades of everyday use, which is great for households with very busy kitchens. Quartz counters are more resistant to chips and scratches than any other natural stone, in addition to this, the surface of this engineered stone is not as susceptible to damage as a result of liquid exposure or even from extreme heat.

Most natural stone countertops require periodic use of sealants to maintain their luster. For many homeowners this is a major deterrent as it can be difficult to remember and perform the necessary maintenance. Quartz, on the other hand, is unrivaled when it comes to minimal surface maintenance. Quartz is non-porous so there's no need to seal and it is easy to clean.



10' First Floor Ceilings

Taller first floor ceilings add a luxury appeal and make your home feel more open and inviting. They welcome more light into your home and make it feel larger than the actual square footage. Modern 10' ceilings add greater resale value.

Ceramic Baths

All bathrooms will include ceramic floors, with the Master Bathrooms features a full ceramic tile shower, and free standing tub.

Exterior Enhancements

7" CERTAplank reinforced siding, paired with composite trim boards outlining the major structural aspects of your home. Composite frieze boards and window trim finish the details required for the ultimate curb appeal.

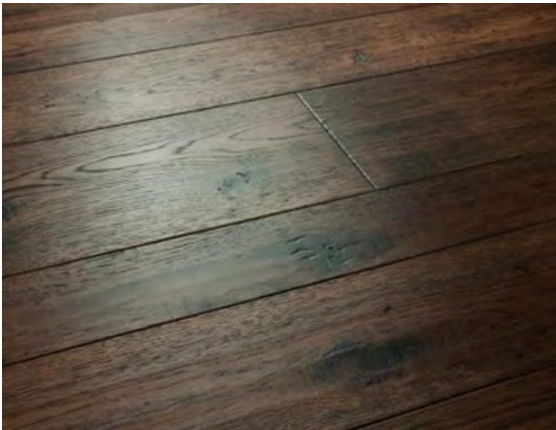
Pella Windows

Pella Lifestyle triple pane windows available in a variety of exterior and interior colors. Double hung for easier cleaning and maintenance.

Engineered Hardwood Planking

Engineered Hardwood Flooring provides better stability and resistance to variations in temperature and moisture than traditional hardwood flooring. It has the benefits of and looks like solid wood flooring as the top layer is real solid wood with a plywood base construction underneath. The top layer of hardwood runs perpendicular to the plywood base, which creates the strength and stability of the flooring by allowing it to react to changes in temperature and humidity. This means that it can be used with underfloor heating and in rooms that significantly change in temperature. A wide variety of colors and finishes are available as well as varying widths of the planking.

Engineered hardwood can be refinished only once or twice before the surface hardwood layer is exhausted. A properly installed quality engineered wood floor will typically last 25 to 30 years.



BETTER MECHANICALS

We install a 95% efficient Trane furnace with humidifier is installed in each Signature Series home. Trane is a high-end furnace that features Comfort Link II communication capability, variable speed blower motor, 5-year parts and 20 year heat exchanger warranty. Trane is one of the most reliable brands available.

We use energy efficient A.O. Smith 50 gallon gas water heaters. The A.O. Smith Corporation is a 145-year-old American leading manufacturer of residential water heaters. These water heater offer continuous and immediate hot water supply and known for their excellent quality and reliability.



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

- 9' tall pre-cast concrete foundation walls (4' porch foundation walls)
- 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
- Engineered floor joists 16" on center
- 2 x 10 header material on all bearing walls
- 2 x 6 fascia material
- 8/12 roof pitch with 30# snow load
- 16" 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
- 10' first floor ceiling height

WINDOWS & DOORS

- Pella Lifestyle, triple pane, double hung, wood interior, aluminum exterior
- Screens for all operable windows
- Pella Lifestyle, patio door with high performance glass with screen (per plan)
- Thermatru Fiber Class prefinished front door with side-light
- Thermatru Steel service doors
- Schlage locksets with brushed nickel finish
- All entrance doors are keyed alike
- Thumb latch and deadbolts on front door (Service doors lever handle and deadbolts)

EXTERIOR

- Certainteed Certaplank 7" reinforced siding, .046 thickness, low maintenance.
- Certainteed Restoration Fascia trim, vinyl vented soffits
- Certainteed Restoration frieze and trim boards
- Seamless aluminum gutters and downspouts
- Certainteed Restoration Exterior window trim—5 1/2"

Oasis Homes and Benchmark Building & Development reserves the right to substitute products of comparable value and performance. Specifications subject to final plans, designs, property requirements and product selection.



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 complete drywall finish (excluding plans without garages), painted
- Complete painting and staining
- Sherwin Williams® low VOC custom paint throughout, 3 colors
- Painted trim throughout the home
- 5-1/4" baseboards
- 3 panel, solid-core entry doors for bedrooms and bathrooms, molded interior doors, painted white
- All interior doors are trimmed with painted 3 1/4" casing
- Windows have pine returns with 3 1/4" casing painted white
- Brushed nickel finished lever hardware with privacy locks on bedrooms and baths
- Laminated wood shelving in all closets

KITCHEN & BATH

- Kraftmaid maple full overlay kitchen (42" uppers) & vanity cabinetry
- Dovetail drawers with full extension runners
- Quartz kitchen countertops with backsplash & matching quartz to bottom of range hood. (1 1/4" thickness)
- Wall mount range hood—Stainless steel
- Stainless steel undermount sink 8" deep
- 2-1/4" custom crown molding at top of kitchen cabinets
- Cabinetry drawers are concealed soft closing
- Lower cabinets roll out middle drawers in kitchen
- Waste basket cabinet in kitchen
- 1—4 drawer cabinet, 1— pots and pans cabinet
- Wood toe kick under all kitchen cabinets and vanities
- Quartz vanity tops with white china undermount sinks
- Vanity cabinet with Quartz top in half bath (not pedestal lav.)
- Ceramic Master Shower, Ceramic Master bath floor, free-standing tub
- Mirrors, frameless, above all vanities (36" high)
- Vanity comfort height - 36"

MECHANICAL

- Trane® 95% efficiency gas furnace—2 stage with ECM
- Trane® 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
- (10) additional 4" recessed lights throughout home
- 2 ceiling fan preps
- (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 outlets for Range & 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-50 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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