



Oasis Homes Classic Series

Building to a higher standard



Designed for You

The Classic Series finishes are chosen with our experienced customers in mind. We build our homes with brand-named products that are well known for their exceptional quality so you will have confidence and trust in the construction of your new 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:

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



Classic Series Advantages

Classic 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 Concrete 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.
- ✗ **Poured Concrete Foundation:** Poured on-site concrete foundations take much longer than the one-day install of a precast wall. Poured concrete walls can only withstand pressure up to 2,500 psi. They also are more prone to cracking, water leaks, and vulnerable to poor installations and only carry an 18-month 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, minimize waste and increase building efficiency.
- ✗ **Traditional Floor System:** Traditional floor systems use sawn lumber that can be less uniform, not straight and susceptible to bowing, crowning, twisting, and splitting that can lead to an unstable and squeaky floor system.



I-joist



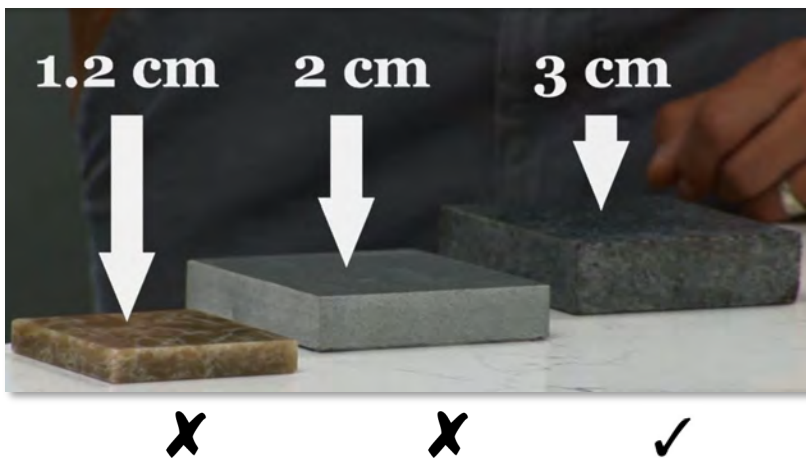
2x10 Lumber

Granite Kitchen Countertops & Bath Vanities

✓ **3 cm Granite Countertops:** Granite is natural stone with remarkable strength and durability. Granite countertops will boost the value of your home, and are resistant to heat, scratches and stains. Granite holds up to water exposure that is ideal for high-use areas such as kitchens and bathrooms.

✗ **Thin Granite:** Thinner granite is more likely to crack or break due to the lack of structural integrity. The thinner granite edge profile is not as robust and can chip easier.

✗ **Laminate Countertops:** The base for laminate countertops is particleboard, covered by a thin sheet of laminate to give a textured or stone appearance. Laminate countertops are inexpensive, the edges can delaminate, chip, burn and scratch, and they also have a shorter lifecycle than granite.



9' FIRST FLOOR CEILINGS

9' **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 9' ceilings add greater resale value.

8" **First Floor Ceilings:** This is the standard ceiling height that can limit kitchen and window designs and 8' ceilings can your home feel smaller than the same home with 9' ceilings.

R-21 WALL INSULATION & R-50 CEILING INSULATION

R-21 **Wall Insulation & R-49 Ceiling Insulation:** The higher the insulation R-value, the greater insulating effectiveness in your home. The more efficient insulation prevents the transfer of heat that results in a warmer home with a lower energy bill and savings on energy costs.

R-19 **Wall Insulation & R-38 Ceiling Insulation:** This insulation is less dense and is a standard in residential construction. Your energy bills will be higher with this level of insulation.

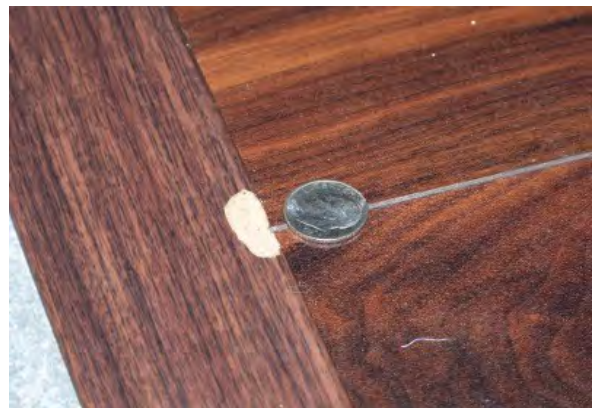
Luxury Vinyl Planking

Luxury Vinyl Planking: The biggest advantage of vinyl planking is that it is 100% waterproof. ✓ Vinyl is an ideal choice and solution for all home owners so you don't have to worry about accidents. It is great for kitchens, laundries and bath spaces. Vinyl planking comes with rigid core construction and if the scratched can be buffed out and made to look flawless once again. Luxury vinyl planking offers authentic appeal with limitless options of many patterns, colors and textures.

Laminate Planking: The inner layer is composed ✗ of fiber board materials and may scratch over time in high-traffic areas. Laminate planking is not waterproof and susceptible to swelling, bending, and damage if exposed to water in kitchen, bath, dining or laundry rooms. The top layer is thin and if scratched cannot be repaired and must be replaced. Laminate planks may also chip at the corners with extensive wear.



✓ Luxury Vinyl Planking



✗ Laminate Planking

BETTER MECHANICALS

We install a 95% efficient Trane furnace in each Classic 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

- 8' tall pre-cast concrete 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
- 7/12 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
- 9' first floor ceiling height

WINDOWS & DOORS

- Jeld Wen single hung Low-E maintenance-free vinyl windows with lifetime warranty
- Screens for all operable windows
- Jeld Wen energy efficient, maintenance free sliding glass patio door with high performance glass with screen (per plan)
- Schlage locksets with brushed nickel finish
- All entrance doors are keyed alike
- Deadbolts on all exterior hinged doors

EXTERIOR

- Certaineed Mainstreet siding, double 4" .042 thickness
- Vinyl vented soffits with aluminum fascia
- Seamless aluminum gutters and downspouts
- Exterior window trim—3 1/2" vinyl accent trim
- Hormann garage door
- Garage door opener with two remotes and keypad
- Certaineed Landmark dimensional shingles
- Continuous ridge vent with shingle cap

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 completely drywalled (excluding plans without garages)
- Complete painting and staining
- Sherwin Williams® low VOC custom paint throughout
- Painted trim throughout the home
- 3-1/4" 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 hardware with privacy locks on bedrooms and baths
- Vinyl-coated shelving in all closets

KITCHEN & BATH

- Merillat® classic maple or oak kitchen & vanity cabinetry
- Dovetail drawers with full extension runners
- 3 cm Granite kitchen countertops with backsplash (1 1/4" thickness)
- 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
- Wood toe kick under all kitchen cabinets and vanities
- Granite vanity tops with white china undermount sinks
- Vanity cabinet with granite top in half bath (not pedestal lav.)
- 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
- (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
- 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
- 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



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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