

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
- 5 Year basement wall warranty with R-12.5 basement wall insulation
- Porch (if applicable) is treated posts and decking
- 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 white single hung Low-E maintenance-free vinyl windows with lifetime warranty
- Screens for all operable windows
- VinylMax Inspire white 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 exterior lever handle and deadbolt with brushed nickel finish
- All entrance doors are keyed alike
- Schlage lever door handles all interior hinged doors

EXTERIOR

- Certaineed Encore siding, double lap 4" .040 thick
- Vinyl vented soffits with aluminum fascia
- Exterior shutters on above grade windows where possible (front only)
- Hormann garage door (white)—no openers
- IKO Cambridge 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.

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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 white 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
- Granite kitchen countertops
- Stainless steel drop in sink 8" deep
- 2-1/4" custom crown molding at top of kitchen cabinets
- Cabinetry drawers and door hinges are concealed
- 1- 4 bank drawers in kitchen
- Wood toe kick under all kitchen cabinets and vanities
- Granite vanity tops with white china drop in sinks
- Vanity cabinet with laminate top in half bath
- 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
- (2) 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 40-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



www.NewOasisHomes.com

3791 Van Dyke

Almont, MI 48003

810-798-3311

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