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## Oasis Homes Value Series

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## Exterior Finish, Window, Door & Insulation Standards

- Tyvek house wrap around entire house, gables included
- Ice dam protection eaves
- R-21 paperback batt insulation all exterior walls
- R38 blown attic insulation
- Vinyl 4x4 siding, prepped for sill plate fastening
- Vented vinyl soffit
- Aluminum fascia
- Owens Corning TruDefinition Duration shingles – limited lifetime warranty
- Silverline single hung windows
- Vinyl casement window over sink – per plan
- Grids between glass
- Tip out sash Low E2 Argon filled glass with passive solar glazing 15" louvered shutters front of home only
- Dead bolts keyed alike
- Thermatru Fiberglass front door peep hole and knocker 3'0" x 6'x8" with lever action Schlage lockset
- Thermatru Steel rear door 20 minute fire rated 2'8" x 6'8" with lever action Schlage lockset
- Caulking under all exterior walls

## Cabinetry

- Merillat Spring Valley Maple recessed panel per plan
- Crown molding over all wall cabinets
- Lazy Susan in corner per plan
- Raised angle wall cabinet in corner per plan
- Raised pantry cabinet per plan
- Bank of drawers in base cabinets – bathrooms
- Laminate counters with no drip edge and post form backsplash

## Appliances

- Range hood over stove area
- No appliances standard

## Interior Finishes

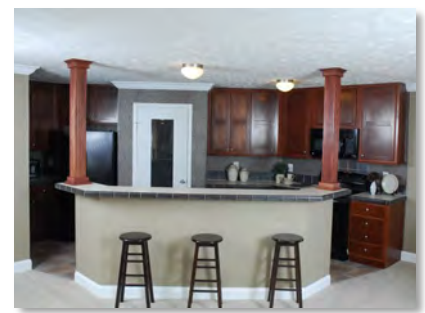
- Smooth wall finish painted white with hi-build primer
- Stipple finish ceiling painted white with hi-build primer
- Flush transition at ceiling line no beam
- Epoxy coated wire shelves closets & utility
- Closet organizer system in Bedroom 1 walk in closets per plan

## Floor Coverings

- Carpet 35 oz ship installed
- 5 lb rebond carpet pad ship loose
- Vinyl tile installed in the kitchen, baths, utility and foyer per plan

## Interior Doors & Trim

- 6 panel white embossed finish 32" where applicable
- Wood base & door casing white
- Mortised hinges all doors
- Lever action passage and privacy locksets
- Wood casing and jamb white with oak embossed finish all windows
- 2 1/4" mirror trim stained to match door/window trim color
- All interior decorative wood components added will match trim color



*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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## Structural

- Floor joist 2 x 10 16" oc #2 SPF or better
- Floor deck 3/4" T&G screwed and glue, cut back at mate line
- Floor band joist doubled sidewall, mate line
- Ceiling 8' height throughout
- Walls exterior 2 x 6 16" oc, double top plate, 1/2" drywall
- Walls interior 2 x 4 24" oc 1/2 drywall
- Walls mate line 2 x 3 16" oc 1/2" drywall
- Walls exterior sheathed W/716 OSB side and end walls

## Heating & Cooling

- Heat register and boots
- Main duct and furnace not provided standard (see options)

## Warranty

- One year workmanship, 10 year structural warranty

## House Roof

- Roof truss 6/12 24" oc 50 lb roof load, 16" OC available
- Roof eave and rake 10"
- Roof sheeting 7/16"
- Roof sub fascia 2 x 6
- Roof attic access
- Ceiling drywall 5/8"

## Plumbing Standards

- 1/2" PEX supply lines stubbed through floor per code
- PVC drain lines stubbed through floor
- Shut offs all exposed supply lines
- Delta single lever faucets, vanity, tubs, kitchen sink – lifetime warranty
- Delta spray attachment kitchen sink
- Stainless steel double bowl kitchen sink
- Proflo elongated commode and tank
- China lavs with overflows
- Fiberglass tub & shower/enclosures, per prlan
- Freeze proof exterior faucets

## Electrical

- 200 amp Siemen service panel 40/40
- Copper romex 14-2 wire all general circuits
- Copper romex wire other circuits sized accordingly
- Ground fault protection per code
- Arc fault protection all bedrooms
- Prepped for gas dryer per plan
- Smoke and carbon monoxide detectors per code
- Switched receptacle in living room
- Ceiling lights, double bulb, all rooms except living room
- LED Recessed flush mount canister lights in kitchen
- Porch lights by all exterior doors
- Pendant lights over mirrors all baths
- Broan light vent combination all baths
- Range hood with light
- Attic light
- Door chime front door
- One telephone jack, choose from suggested locations
- Outside receptacle front and rear
- Tamper resistant
- All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected

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## 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

## MECHANICAL

- Trane® 97% efficiency gas furnace—2 stage with ECM
- Trane® 14 SEER air conditioner
- Energy-saving programmable thermostat

## PLUMBING

- A.O. Smith 50-gallon gas water heater
- Sump pump—cast iron

## ENERGY EFFICIENT

- Roof overhangs with ventilated soffit
- Blower door tested to ensure efficiency

## 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

## CUSTOMER SERVICE & WARRANTY

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

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



[www.NewOasisHomes.com](http://www.NewOasisHomes.com)

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