



Value Series Specifications



www.NewOasisHomes.com

3791 Van Dyke

Almont, MI 48003

810-798-3311

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.

Oasis Homes Value Series

INTERIOR

- Smooth finish drywall –ceiling & walls
- Coveless Ceiling Joints
- 8' Side Wall Height
- Brushed Nickel 5-Arm Dining Room Light
- Recessed LED Lighting
- Mortis Door Hinges
- Metal Interior Passage Seats
- Door Stops
- 2 1/4" Door & Window Casing
- 3" Base Board Moulding
- 6-Panel Doors
- Smoke Detectors with Battery Back-Up

EXTERIOR

- Patina Coach Light at Front Door
- Patina Coach Light at Rear Door
- 2 GFI-Protected Exterior Receptacles
- Vinyl Dutch Lap Siding with Larger Starter Strip to Cover Sill Plate
- O.S.B. Sheathing
- 5/12 roof pitch
- Fixed Roof with 10" Eaves (26'8" & 30') 16" Eaves (27'4")
- Owens Corning Architectural shingles
- MI Windows, White, Single Hung

KITCHEN

- Power Range Hood with Light
- Stainless Steel Double Bowl Sink
- Tight Mesh Shelving in Pantry
- 1 USB Receptacle

BATHS

- 1 Piece Fiberglass Tub/Showers Garden Tub/Shower - Master Only
- Tub Overflows
- Anti-Scald Valves on Showers & Tubs
- 1.6 Gallon Per Flush Elongated Toilets
- China Stool, Tank, & Lid
- China Sinks with Overflows & Pop-Up Drains
- Lighted Vent Fan in Each Bath
- 2-Arm Infinity Bath Lights
- Pencil Edge Mirrors

CABINETRY

- Hardwood Stiles
- 3/4 Overlay Hardwood Mission Flat Panel Cabinet Doors

- Evermore Custom Cabinetry
- Crown Moulding on Overhead Cabinets
- Transitional Cabinet Hardware
- 30"/42" Staggered Wall Overhead Cabinets or 42" Overhead Cabinets
- Lined Overhead Cabinets
- Adjustable Shelves in Overhead Staggered Cabinets
- Dovetail Drawer Construction 7" Drawer Guides
- Base & Center Shelf in Base Cabinets
- WilsonArt Laminate Countertops with Laminate Edging
- 4" WilsonArt Laminate Backsplash
- 36" High Vanities
- Base Shelf in Vanities
- Bump-Out Staggered Wall Cabinet Over Range
- Refrigerator Surround

UTILITIES

- 200amp Electrical Service
- Copper Wiring Throughout
- 95 Plus Efficient Bryant Gas Furnace
 - ⇒ Perimeter Heat
 - ⇒ Furnace Door
 - ⇒ Fiberglass Heat Ducts
 - ⇒ Air Return System
- Air Conditioning Thermostat with 5-Wires
- 40 Gallon Electric Water Heater with Pan
- Structured Flow Brushed Nickel Faucets
- Main Water Line Shut-Off Valve
- Water Shut-Off Valves-Where Accessible
- Plumb & Wire for Washer
- Wire & Vent for Dryer
- 1 Exterior Water Faucet
- Recessed Dryer Box (Where Applicable)
- Recessed Dryer Box (Where Applicable)

INSULATION

- R-19 Fiberglass Insulation in Walls
- R-38 Avg. Blown Insulation in Ceiling

FLOORING

- Choice of Various Styles of SHAW 15 oz. Carpet w/ ShawGuard Carpet Protector
- Rebond Carpet Pad with Tackstrip Carpet Installation
- No-Wax Vinyl Floor Coverings
- Entry Foyer Vinyl Flooring

BEDROOMS

- Ceiling Lights
- Egress Windows in Each Bedroom
- Wire Shelving in Wardrobes
- 4" LED Light in All Walk-In Closets

CONSTRUCTION

- 2 X 10 Floor Joists 16" on Center
- 2 x 6 Exterior Walls 16" on Center
- 2 x 4 Interior Walls
- 40# Roof Load
- 10 year framing structural warranty



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DRAWING & PERMITS

- Non engineered site plan creation
- Complete drawings and calculations for submittal to building department
- Building permit

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
- 5 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

- Bryant 95% efficiency gas furnace installation
- Energy-saving programmable thermostat
- Air conditioning

PLUMBING

- 40-gallon electric water heater installation
- Sump pump
- Connection of supply and drain lines to septic/sewer line provided into foundation

ELECTRICAL

- Connect wiring provided in home to electrical panel
- Receptacle outlets, ceiling lights, and smoke detectors required.

ENERGY EFFICIENT

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

PROJECT MANAGEMENT

- 24/7 Customer portal for access to your project updates, selections, pictures, and more



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