



INNOVATION SERIES



OPTIONS

FLEXIBLE

CUSTOMIZATIONS

WELCOME TO SMI HOMES

CONTENTS

ROOFS	04
WINDOWS	05
DORMERS	06
STONE FAÇADE	07
CEILINGs	08
FRONT DOOR	10
REAR DOOR	11
SLIDING/PATIO DOOR	12
INTERIOR DOORS	13
KITCHEN ISLAND	14
KITCHEN FEATURES	15
KITCHEN FEATURES & OPTIONS	16, 17
TUB/SHOWER STANDARD	18
TUB/SHOWER PALISADES	19
TUB/SHOWER OPTIONAL	20, 21
BATH FEATURES STANDARD	22
BATH FEATURES OPTIONAL	23
LIGHTING STANDARD	24
LIGHTING OPTIONAL	25
FIREPLACE	26,27
LAUNDRY/UTILITY	28
MISCELLANEOUS	29



Building your new home is an exciting journey — and we're here to make it even more inspiring! Browse the quality products that come standard in all of our floor plans. We've included links to trusted vendors' websites so you can discover even more design ideas and inspiration.

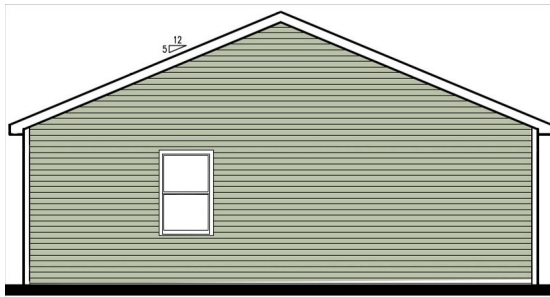
If you have questions regarding your selections or need assistance, your builder and our sales team are here to help. You will find that your builder comes with a wealth of knowledge and they will be more than happy to share it with you.

Happy Building!

Thank you for choosing Structural Modular Innovations LLC for your new home.

The SMI Team

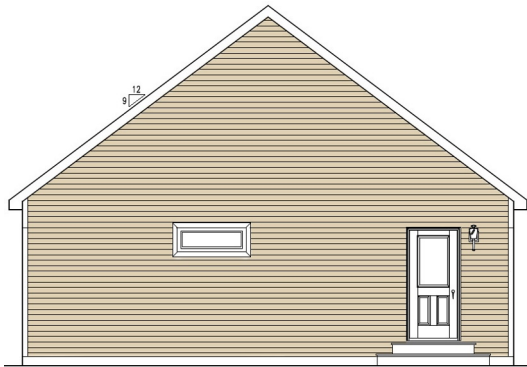
ROOFS



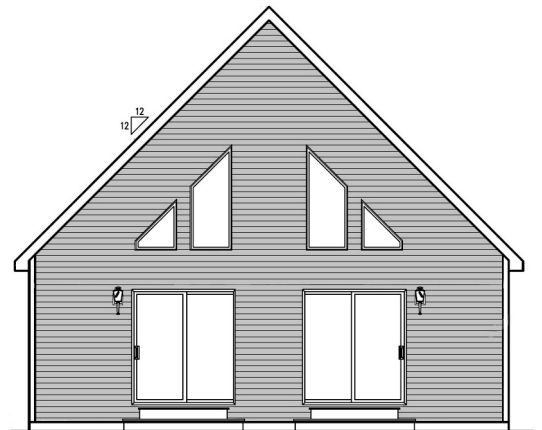
STANDARD
5/12 Roof Pitch



OPTIONAL
7/12 Roof Pitch



OPTIONAL
9/12 Roof Pitch



OPTIONAL
12/12 Roof Pitch

OPTIONAL
Prow Roof
(Requires 12/12 Roof)



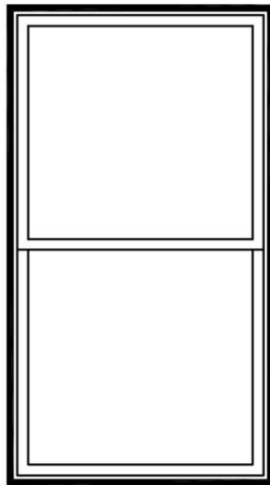
Roof Pitch

WINDOWS



SEVEN D INDUSTRIES, LP
VINYL WINDOWS AND PATIO DOORS
Our Shield. Your Guarantee

Window Styles



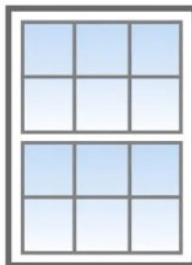
STANDARD
Non-Grid, White Windows
Size: 38" x 60" (3048)
Single Hung—Low E



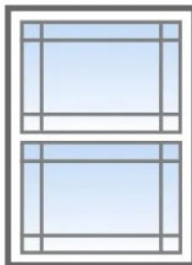
STANDARD-Kitchen & Bath
Non-Grid, White Windows
Size: 30" x 38" (24210)
Single Hung—Low E

Grid Pattern

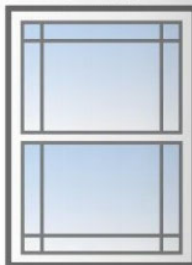
Colonial



Prairie



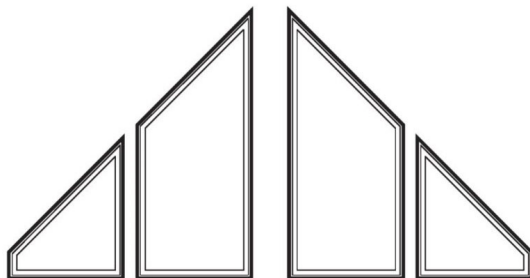
Perimeter



Single over Single



OPTIONAL
Gridded Windows



OPTIONAL
Chalet Trapezoid Windows



OPTIONAL
Transoms 30" or 60"

DORMERS

**Dormer
for 5/12 & 7/12 Roofs**
10', 18' & 22' Widths



Twin Peak Dormer
for 5/12 & 7/12 Roofs



**Twin Peak Dormer
with Bump-out**



6' Cape Dormers
8' & 10' Cape Dormers Available



SMI Craftsman
Raised Flat Shed Dormer
with Bump-out



SMI Dormer
with Bump-out

Dormer Styles

STONE FACADE



Evolve Stone feels like real stone and is a fraction of the weight of other stone facades.

No mortar. It is the most realistic stone veneer on the market today!

Stone Facade



OPTIONAL
Phantom Shadow



OPTIONAL
Morning Aspen
(Replacing Kodiak Mine)



Phantom Shadow



Morning Aspen

CEILING

SMI INNOVATION SERIES STANDARD— 8' Flat Ceilings



OPTIONAL— Coffered Ceiling



OPTIONAL
Tray Ceiling with Wooden
Tongue & Groove Accent



OPTIONAL
Tray Ceiling with Perimeter
LED Lighting Accent

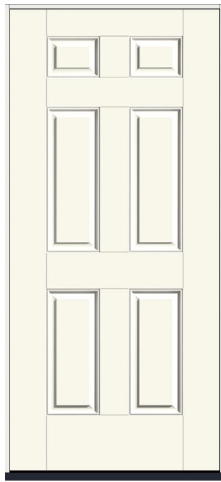
CEILINGINGS



FRONT DOOR



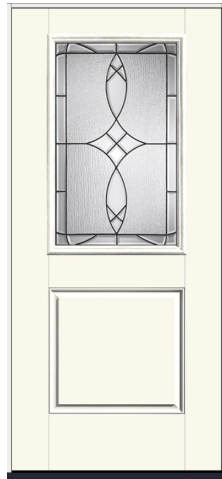
STANDARD
Front Exterior Door
S210



FRONT DOOR

S210 36" Wide X 80" Tall Smooth-Star Fiberglass 6 Panel Door with primed jamb and threshold cover in primed white.

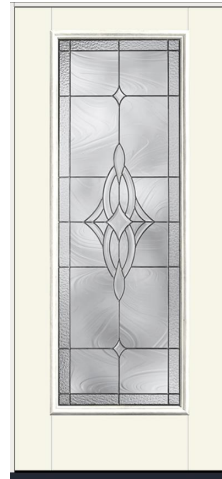
OPTIONAL
Blackstone®
1/2 Lite
S6032



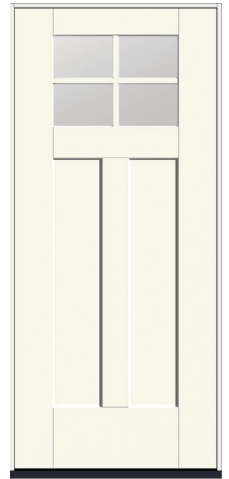
OPTIONAL
Blackstone®
3/4 Lite
S979



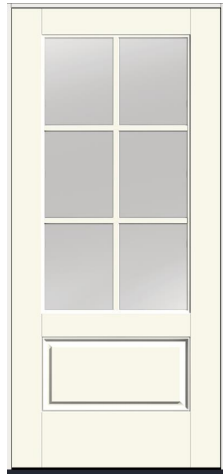
OPTIONAL
Wellesley™
Full Lite
S155



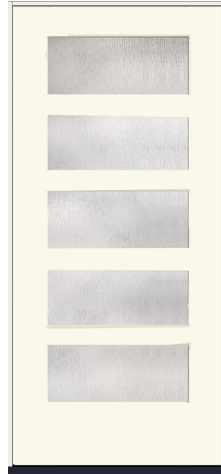
OPTIONAL
2-Panel 4 Lite
4814



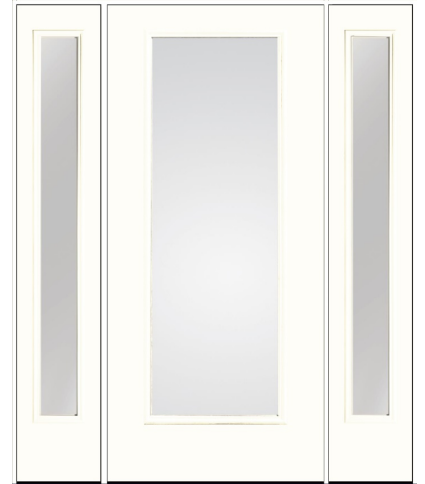
OPTIONAL
1-Panel, 6 Lite
S2104



OPTIONAL
Rainglass, 5 Lite
S5720XR



OPTIONAL
(1) or (2) Sidelites
Available for Front Door

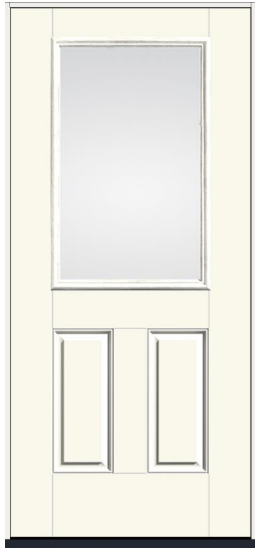


10
Front Door

REAR DOOR



STANDARD
Rear Exterior Door
S206



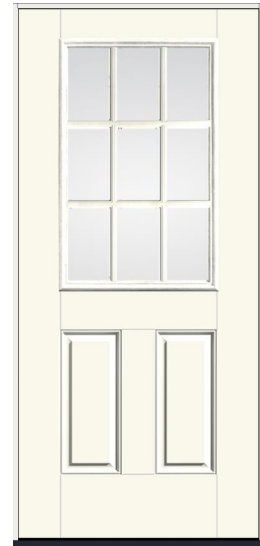
REAR DOOR

S206— 36" Wide X 80" Tall Smooth-Star Fiberglass 1 Lite Door with primed jamb and threshold cover in white.

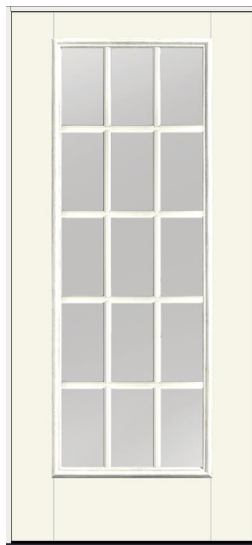
OPTIONAL
Full Clear Lite
S118



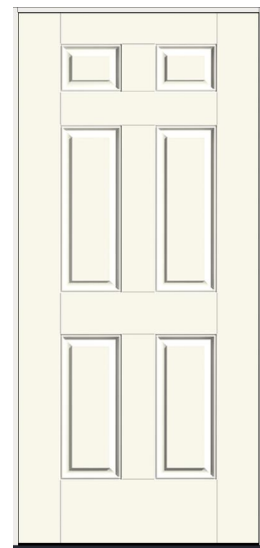
OPTIONAL
9 Lite/2-Panel
S262



OPTIONAL
15 Lite
S108



OPTIONAL
Fire Door
S210HD

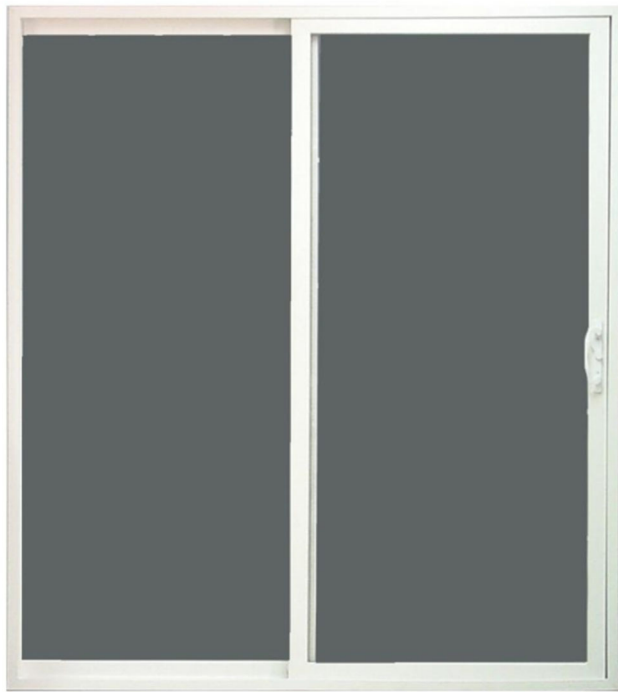


Rear Door

SLIDING DOOR-OPTIONAL

Sliding/Patio Door

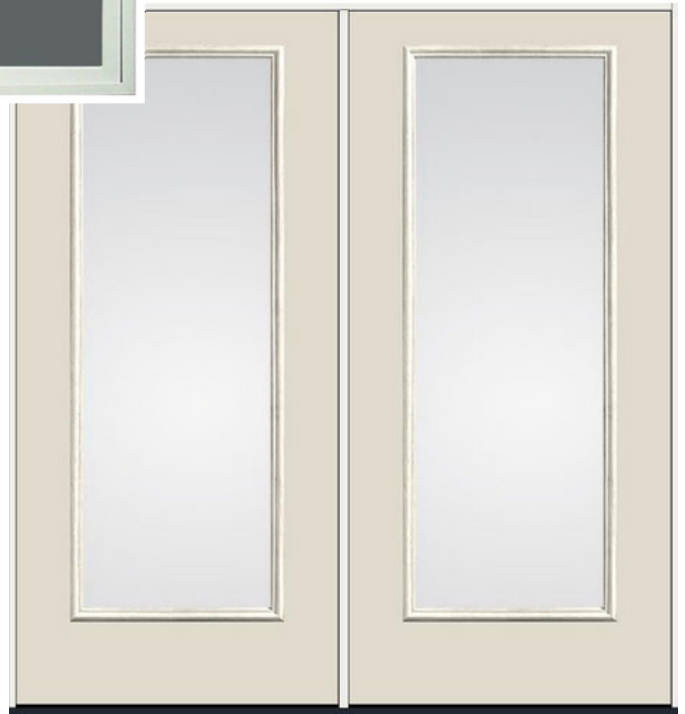
OPTIONAL
7D Vinyl Sliding Door



Sliding Glass Doors
6', 8', 10', or 12' Wide
Grids between glass available.

OPTIONAL
Therma-Tru Patio Door
Swinging (Double & Single)
Fiberglass, Full Glass
Grids between glass available.

***NOTE:**
10' & 12' have 4-Panels



INTERIOR DOORS

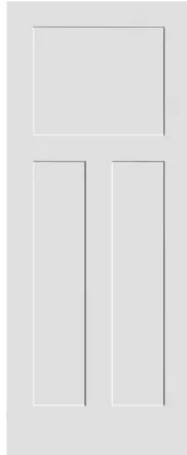
Interior Doors

STANDARD
2-Panel Interior Door



STANDARD—32" Wide 2-Panel Hollow Core, Smooth, White Interior Doors.

OPTIONAL
3-Panel Door



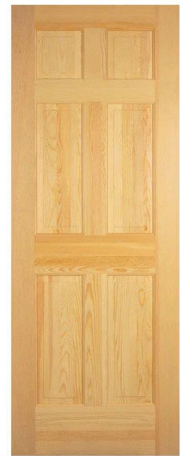
OPTIONAL
6-Panel Door



OPTIONAL
15-Lite Door



OPTIONAL
Stained
6-Panel
Pine Door



OPTIONAL
Sliding Barn Door
2 Doors Available



STANDARD
Kwikset Tustin
Brushed Nickel
Lever Door Handle



OPTIONAL
Black

KITCHEN ISLAND

The Heart of Your Kitchen—Kitchen Island

Each SMI Innovation Series Home is designed with your family in mind. Kitchen islands are standard in many of our professionally designed floor plans. Make it your own with countertop choices and cabinet colors. Ask your sales rep for samples and creative ideas to choose from.



Kitchen Island per Plan

OPTIONAL
Beverage Bar



OPTIONAL
Small Stainless Steel Sink
Beverage Bar per Plan



14 Kitchen Island

KITCHEN FEATURES

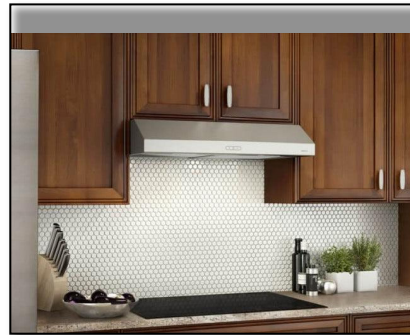
Kitchen Features

Innovation Series—Kitchen Features & Options

INNOVATION—STANDARD

Merillat Classic Portrait Cabinets with Full Overlay Doors & Drawers

- Drawer Over Door Base Cabinet Design
- Soft Close Dovetail Drawer Construction
- Soft Close Doors Standard
- Adjustable Shelves in Wall Cabinets
- Brushed Nickel Rod Pull Cabinet Hardware



STANDARD
Broan Nu-Tone 403004
 Stainless Steel Range Hood
 Vented to Exterior



OPTIONAL RANGE HOOD
Whirlpool 30" or 36"
 Stainless Steel
 Wall-Mounted Range Hood



OPTIONAL WOOD RANGE HOOD
NorthPoint Classic RHCL36
 Stained or Painted Cabinet Colors
 36" W x 24" H x 15" D



STANDARD
 Single Lever, Brushed Nickel
 Rod Pull Handles

OPTIONAL
 Black



STANDARD
 Recessed 4" LED
 Lights per Plan

KITCHEN FEATURES



STANDARD
8" Double Bowl
Stainless Steel Sink



STANDARD
Single Lever, Satin Nickel
Faucet

Optional Faucets for Your Kitchen



OPTIONAL
Coil Spring
Single Lever
Satin Nickel
Kitchen Faucet



OPTIONAL
Coil Spring
Single Lever
Black
Kitchen Faucet



OPTIONAL
Pot Filler
Brushed Nickel



OPTIONAL
Gooseneck Pull-Down
Single Lever
Satin Nickel
Kitchen Faucet



OPTIONAL
Gooseneck Pull-Down
Single Lever
Black
Kitchen Faucet

KITCHEN—OPTIONAL

Upgrade Options for Your New Kitchen



OPTIONAL
Farmhouse Galley Stainless Steel Sink
with Coil Faucet & Galley Items Included
Stainless Steel



OPTIONAL
Roll-Out Bottom Shelf
In Base Cabinets



OPTIONAL
Cutlery Tray
NorthPoint Only



OPTIONAL
Blind Corner Organizer
NorthPoint Only

TUB/SHOWER - STANDARD

18 Tub/Shower-Standard

Innovation Series-STANDARD

SMI Innovations Series offers quality products for your new home baths. Be sure to compare and select what makes your house a home!



STANDARD

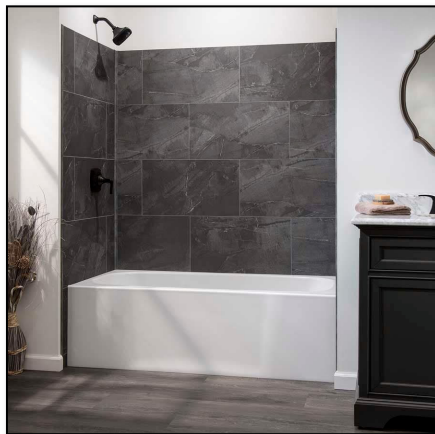
60" Acrylx Alcove Right-hand Drain
Tub/Shower Combination
Standard for all baths per plan
TS6032

Innovation STANDARD Bath Features

- **Merillat Classic Portrait Cabinets** with Full Overlay Doors and Drawers
- Kitchen Height Vanity Base
- Wilsonart Laminate Top with **Waterfall Edge & Laminate Backsplash**
- China Drop-in Oval Lavatory Bowls
- Single Lever Satin Nickel Faucets
- Polished Edge Mirror with Satin Nickel Light Bar
- Fiberglass Tub/Shower or Shower Units with Satin Nickel Faucet per plan
- Elongated Commode
- Broan Bath Fan/Light Combination Switched Separately in All Bathrooms

TUB/SHOWER-OPTIONAL

PALISADES Vinyl Wall Tile OPTIONAL



Interlocking PVC Wall Tiles
100% waterproof and do not
require grout, perfect for
showers & tub enclosures.

Durable, scratch and
UV-resistant.

OPTIONAL
Palisades Tub/Shower Option
Color: Cracked Slate shown.



OPTIONAL
Palisades Shower Option
60" Shower
Color: Carrara Marble shown.
Note: *Does not include shower door.

Tub/Shower—Optional

COLORS



Polar Frost



Cracked Slate



Carrara Marble

TUB/SHOWER - OPTIONAL

Innovation Series-OPTIONAL

20 Tub/Shower-Optional



OPTIONAL—Wet Bath

Includes: Low-Entry Shower and Free-Standing Tub

Optional

Tub/Shower Faucets in Black

OPTIONAL per Plan

Round Front Garden Tub/Shower



TUB/SHOWER-OPTIONAL

Innovation Series-OPTIONAL

Tub/Shower—Optional



OPTIONAL per Plan
4' x 6' Glass Barn Door
Low-Entry Shower
Fiberglass Floor Plan



OPTIONAL per Plan
Zero-Entry Shower,
4' x 6' Glass Panel,
Tile Shower (Showing vertical tile)



OPTIONAL per Plan
Glass Panel, Low-Entry Shower
Fiberglass Floor Plan

OPTIONAL per Plan
Tiled Niche



BATH FEATURES—STANDARD

Innovation Series—Standard for All Baths

SMI Innovations Series offers quality products for your new home bath areas. Be sure to compare and select what makes your house a home!

Bath-Standard Features



STANDARD
Broan Light & Fan



STANDARD
Single Lever
Satin Nickel
Sink Faucet



OPTIONAL
Single Lever
Black Faucet
Sink Faucet



STANDARD
Tub/Shower Combo
Faucet
Satin Nickel
Optional-Black



STANDARD
Bath Mirror Light



STANDARD
China Drop-in Oval
Lavatory Bowl



STANDARD
Polished Edge Mirror

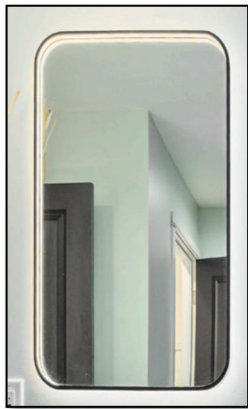


BATH FEATURES-OPTIONAL

Innovation Series—Optional Upgrades for All Baths

Upgrade your bath faucets, sinks, and lighting for stunning ambience that add to any décor.

Bath—Optional Features



OPTIONAL
LED Lighted Mirror
Black edge



OPTIONAL
Black Round Mirror



OPTIONAL
Square Bath Sink
Also, available for
undercounter installation



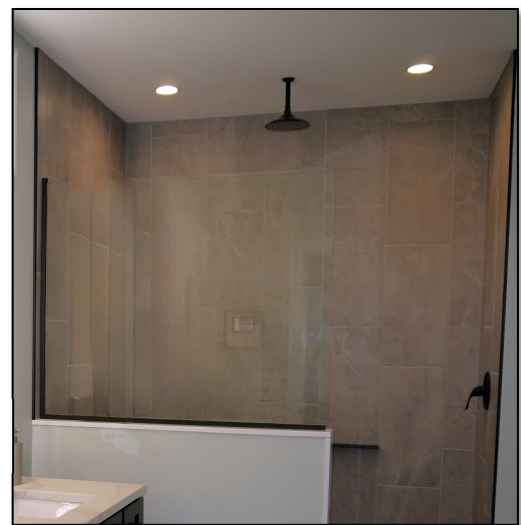
OPTIONAL
Single Hole Lever Sink Faucet
Available: Satin Nickel or Black



OPTIONAL
Wall Hand-Held Shower Head
Available: Satin Nickel or Black



OPTIONAL
Freestanding
Tub



OPTIONAL
Rain Shower Head
Available: Satin Nickel or Black

LIGHTING-STANDARD

Innovation Series

SMI Innovations Series offers quality lighting throughout your new home. Pick and choose optional lighting to create the design/décor of your choosing!



STANDARD PER PLAN
Whole House Lighting
4" Recessed Lighting



STANDARD PER PLAN
2 Light Bath Vanity Light
Brushed Nickel
OPTIONAL—Black



STANDARD PER PLAN
Bedroom Ceiling Light
1 per room



STANDARD PER PLAN
Outdoor Entry Light
LaSalleBristol #41015CF105028

Lighting—STANDARD

LIGHTING-OPTIONAL

Lighting—OPTIONAL



**OPTIONAL
Ceiling Fan with Light**
Colors: White or Black



**OPTIONAL
Pendant Light**
Colors: White or Black



**OPTIONAL
Kitchen Island
6-Light Cage Pendant Light Bar**
Black only

Fireplace-OPTIONAL

Add VALUE to Your Home—OPTIONAL FIREPLACE

A fireplace creates a warm, inviting atmosphere that can transform an ordinary living space into a cozy retreat, making it a perfect spot to relax with family and friends.



OPTIONAL
Pennsylvania Drystack
Gas/Wood Fireplace



OPTIONAL
Castle Rock Arch Surround
Gas/Wood Fireplace



OPTIONAL
Barn Beam Reclaimed Wood
Gas/Wood Fireplace

Fireplace-Optional

***OPTIONAL Raised Hearth Available**

Fireplace-OPTIONAL

FIREPLACE—OPTIONAL

A fireplace creates a warm, inviting atmosphere that can transform an ordinary living space into a cozy retreat, making it a perfect spot to relax with family and friends.

**OPTIONAL
LED Fireplace
with Shiplap Surround
and Wood Mantle**



**OPTIONAL
LED Fireplace
with Tile and Shiplap
Surround with a Wood
Mantle**

Fireplace-optional

LAUNDRY/UTILITY

28 Laundry/Utility Room



STANDARD PER PLAN
Washer/Dryer Hook-ups
Laundry/Utility Room Closet



OPTIONAL
Boot Bench in Mud Room/
Laundry Room/Utility Room



OPTIONAL-Pet Shower
Choose either a floor-level Pet
Shower or an elevated Pet Shower*.

*The elevated Pet Shower
includes a tiled wall below the shower.

MISC. FEATURES-OPTIONAL



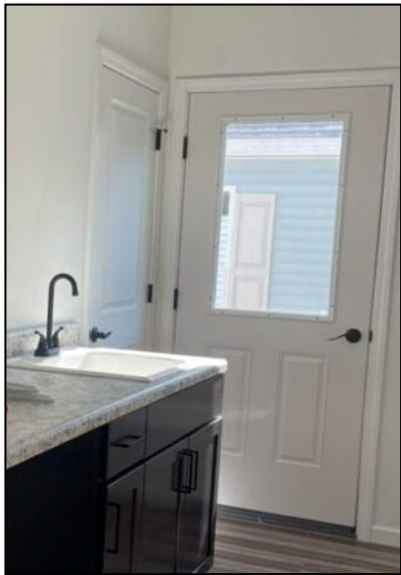
OPTIONAL
Rocker Switch



OPTIONAL
Dimmer Switch



OPTIONAL
Energy Recovery Ventilator (ERV)

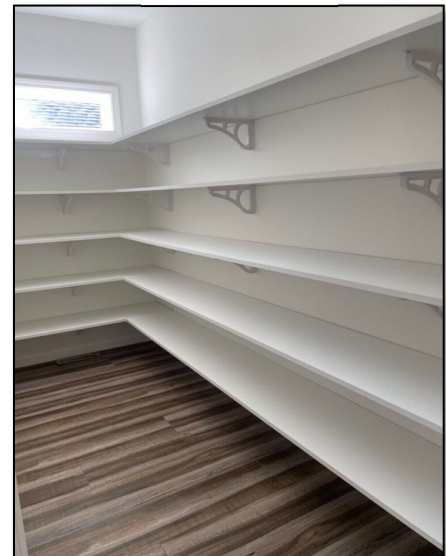


OPTIONAL
Laundry Sink & Cabinet
per Plan

OPTIONAL
Wood Laundry/Utility
Closet per Plan



OPTIONAL
Wood Pantry Shelves
per Plan



Misc.



Structural Modular Innovations, LLC

P.O. Box 315
101 Southern Ave.
Strattanville, PA 16258

Phone: (814) 764-5555
Toll Free: (800) 216-7849

info@smihomes.com www.smihomes.com



Connect with SMI Homes