structural modular innovations

INNOVATION SERIES
STANDARD FEATURES

2026

EXTERIOR & MARRIAGE WALLS
- 2X6 Exterior Wall Studs @ 16" O.C. with Double Top Plate
- 2X4 Mate Wall Studs @ 16" O.C. with Double Top Plate and OSB Strips
- R-21 Fiberglass Exterior Wall Insulation
- **7/16" OSB Wall Sheathing**
- 8' Sidewall Height
- Lifetime Warranted .040" 4/4 Traditional Lap Vinyl Siding with Matching Corners
- 15" Raised Panel Shutters at Front Door Side
- Housewrap

ROOFS
- 5/12 Roof Pitch at 24" O.C. #40 for all Ranches and 2-Story Models
- 12/12 Roof Pitch at 24" O.C. #40 for all Cape Models
- 10" Eave and Gable Overhangs
- 7/16" OSB Roof Sheathing with "H" Clips
- R-38 Fiberglass Roof Insulation in all Ranch and 2-Story Models
- R-38 Fiberglass Roof Insulation behind Knee-walls in all Cape and Bonus Ranch Models
- R-30 Fiberglass Insulation under 2nd Floor Decking
- Top Flips are Shingled on 5/12 and 12/12 Roof Configurations (when applicable)
- Tamko Architectural Shingles with Synthetic Underlayment
- Ice and Water Shield at Eaves & Valleys
- Shingle over Ridge Vent with Filter Core
- **Vented Metal Soffits**

FLOORS
- 2X10 Floor Joist 16" O.C. with Double Dimensional Lumber Side Wall and Marriage Wall Rail
- 3/4" Tongue & Groove OSB Floor Decking Glued and Nailed
- 25 oz. Carpet with 6# Pad in Living Room and Bedrooms
- Carpet Grade Stairs (where applicable)
- **LVP Standard in all Wet Areas**
- Pick Tubes in Floor

WARRANTIES
- Ten Year Major Structural Defect Protection Through RWC
- Two Year Warranty on Portions of Heating and Electrical Systems
- One Year Limited Product Warranty
- Individual Product Warranties Provided by Product Manufacturers Direct to Retail Consumer

EXTERIOR DOORS & WINDOWS
- **Therma-Tru** 6-Panel 3/0 Fiberglass Front Door with Kwikset Tustin Brushed Nickel Lever Lockset
- **Therma-Tru** 1/2 Lite Fiberglass Side/Rear Door with Kwikset Tustin Brushed Nickel Lever Lockset
- Clear Seven-D All-Vinyl White Single Hung Windows with 1/2 Screens
- Clear Seven-D All-Vinyl White Slider with Screen (when applicable)
- All 12/12 Roof Configurations include (1) Window for each Gable End Panel

INTERIOR WALL & CEILINGS
- 2X4 Interior Walls @ 24" O.C. with Single Top Plate
- 8' Flat Ceiling Throughout with Smooth Finish Drywall
- All Walls and Ceilings Finished with (2) Coats of White Vapor Barrier Primer Paint
- 12" Laminate Wood Shelf with Rod for all Clothes' Closets. 16" for Linen & Pantry

INTERIOR DOORS & MOULDINGS
- 2-Panel White Smooth Interior Doors with **Kwikset Tustin Brushed Nickel Lever Hardware**
- 2'- 8" Passage Doors at all Room Entries
- White Door Jambs and Stops
- White MDF 3-1/2" Casing & 5-1/4" Base Molding Package or White Pine Wood Colonial Molding
- All Windows to be Picture Framed
- All Dropped Headers to be Drywalled

ELECTRICAL
- 200 Amp 40-Space Siemens Panel
- Brushed Nickel Ceiling Lights at Bedrooms
- Black Exterior Coach Light at all Doors
- (3) Electrical Circuits Standard in Capes and Bonus Ranches (2-15 amp) (1-20 amp)
- (2) Electric Heat Circuits Standard in Capes and Bonus Ranches

KITCHENS
- **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
- 8" Deep Stainless Steel Double Bowl Sink with Single Lever Satin Nickel Faucet
- Dishwasher Hookup Standard in all Kitchens
- Broan Stainless Steel Range Hood Vented to Exterior
- 2 1/2" Crown Molding at all Wall Cabinets
- Wilsonart Laminate Top with **Waterfall Edge & Laminate Backsplash**

BATHROOMS
- **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 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

PLUMBING & HEATING
- Floor Registers Stubbed
- Ceiling Diffusers Stubbed at all 2-Story Models
- Pex Supply Lines Stubbed thru Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Thru Floor
- Individual Shut-Off Valves Throughout
- Cape And Bonus Ranch Models are Stubbed with (1) Hot Water Line, (1) Cold Water Line, (1) 3" Drain Line
- 2-Story Models are Standard with a 24" x 24" Chase

◊ This specification list is only a guideline for what is included; please refer to your actual quote and floorplan(s) for the actual specification and what is included in your order. These specifications may not meet your customer's state or local code requirements.

◊◊ Structural Modular Innovations, in its sole discretion, can change any specifications as to materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.