



NORTHSTAR
SYSTEMBUILT



OPTIONS

NORTHSTAR
SYSTEMBUILT
PLATINUM
SERIES



Let us customize it just for YOU!

No two families are the same. No two people are the same. And we believe no two homes should be the same. That's why we are so excited to customize your home just for you.

Let this book guide you through some of our available options. It will let you create your own unique home - exclusively for you. As a compliment to this book, request a copy of our Platinum Series Floor Plans book to review numerous plan ideas to use as they are or as a starting point to edit to your heart's content.

What's more is that all this **Luxury is Affordable!** We have searched for the most comprehensive selection of value for money upgrade options. We understand that everyone has a budget. Feeling overwhelmed? Ask about our Classic Series of homes - our second line that fits a smaller budget without taking away from our focus on quality, style, and customization.

So, happy reading. Take your time. Make it yours.

DREAM



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ABOUT

NORTHSTAR SYSTEMBUILT

Northstar Systembuilt was founded in 1995 in Marshall, MN. Starting off as a **family-owned business**, Northstar was built up on good old-fashioned quality and personalized service. While the business has now grown to a thriving and **well-recognized manufacturer of modular homes**, these attributes have not been compromised. To facilitate further growth of Northstar, we relocated our manufacturing facility to Redwood Falls, MN in 2013 into a large modern factory.



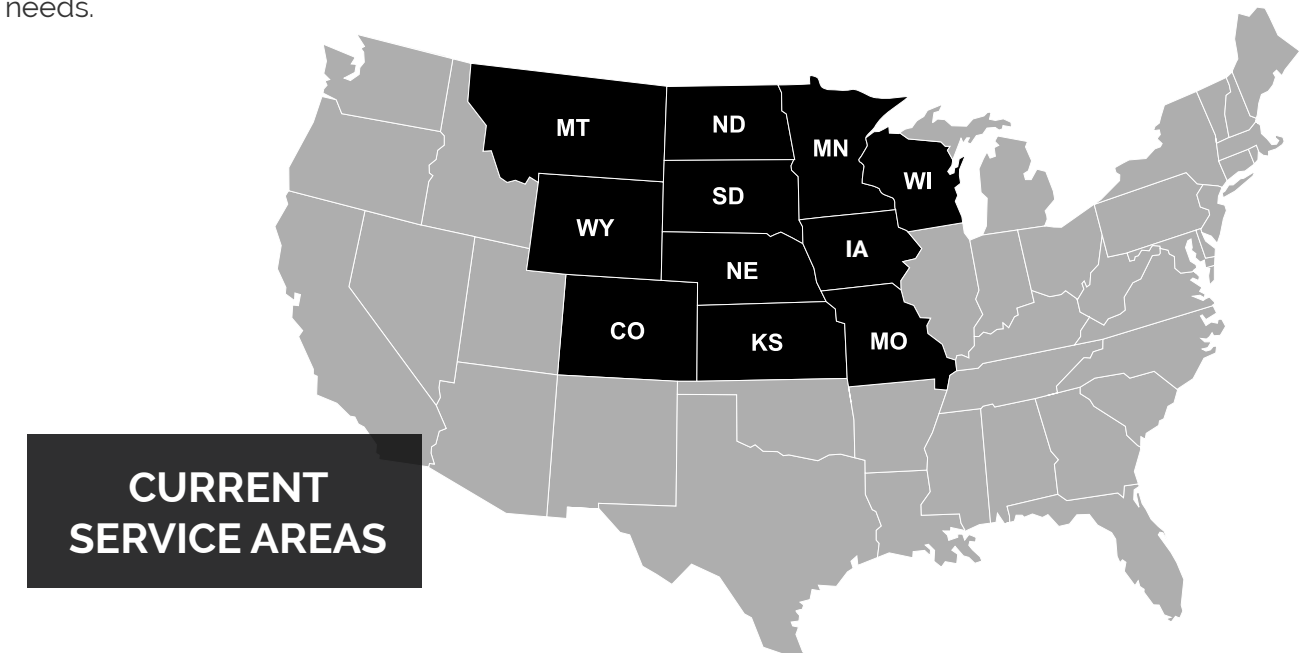
Our stringent quality control program assures you of a finely finished state-of-the art building. With our tremendous buying power and consolidated ordering system, we are able to pass on huge savings to yourself, offering you a **quick, hassle-free, cost-effective** realization of your building ambitions.

We take every interest in your particular needs to enable us to tailor a solution that not only meets, but exceeds them. Our creativity and flexibility in design have made us the preferred supplier to many clients.

OUR DEALERS

Northstar does not retail directly to the general public, but **has an exclusive dealer and builder network located throughout the midwest to the foothills of the Rockies**. Our dealers have model home(s) on their lot for viewing, a selection center with the color options displayed in this brochure and much more! **Combining their experience and your vision will enable you to work together to create the home of your dreams!** Consult with the dealer or builder for pricing on an entire package - home, basement, garage, deck, etc.

Visit our website - www.northstarsb.com - or call us directly to be redirected to a dealer that will be best suited to serve your needs.



OUR TEAM

Northstar Systembuilt is a workplace where **humor and hard work go hand in hand**. Staff share the passion for the company through being included in business development and planning. Our core values attract staff that truly desire to make a difference.

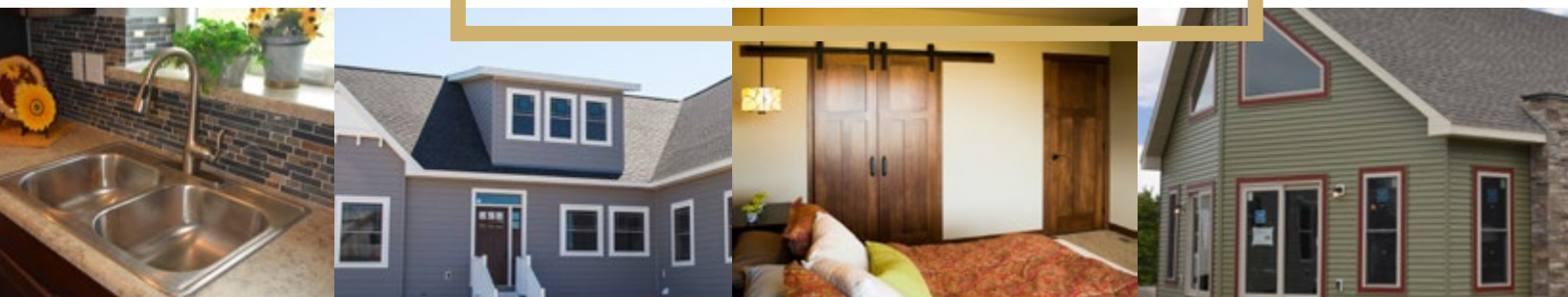
Our team enjoys a well organized structure but are still given the latitude to operate autonomously without the burdens of a hierarchy – in plain English, we work together and we have fun!



THE NORTHSTAR DIFFERENCE

QUALITY PRODUCTS

Northstar's team of craftsmen have the desire to perform quality work - coupled with that desire is the **installation of quality products with great warranties and track records to create an exceptional, sustainable home** - inside & out!



Moen Faucets

- Lifetime Warranty

GAF/Certainteed Shingles

- Lifetime Limited Transferable Warranty

Bayer Built Woodwork

- Made in Minnesota
- Solid Wood Base & Casing (No Vinyl Wrapped Products.)

Vector Windows

- Double & Single Hung, Casement, Awning & Custom Window Options
- Lifetime Warranty
- Made in Minnesota



Shaw Carpet

- 31-34 oz Carpet
- Installed on 8lb 8/16" Premium Carpet Pad

Mid Continent Cabinetry

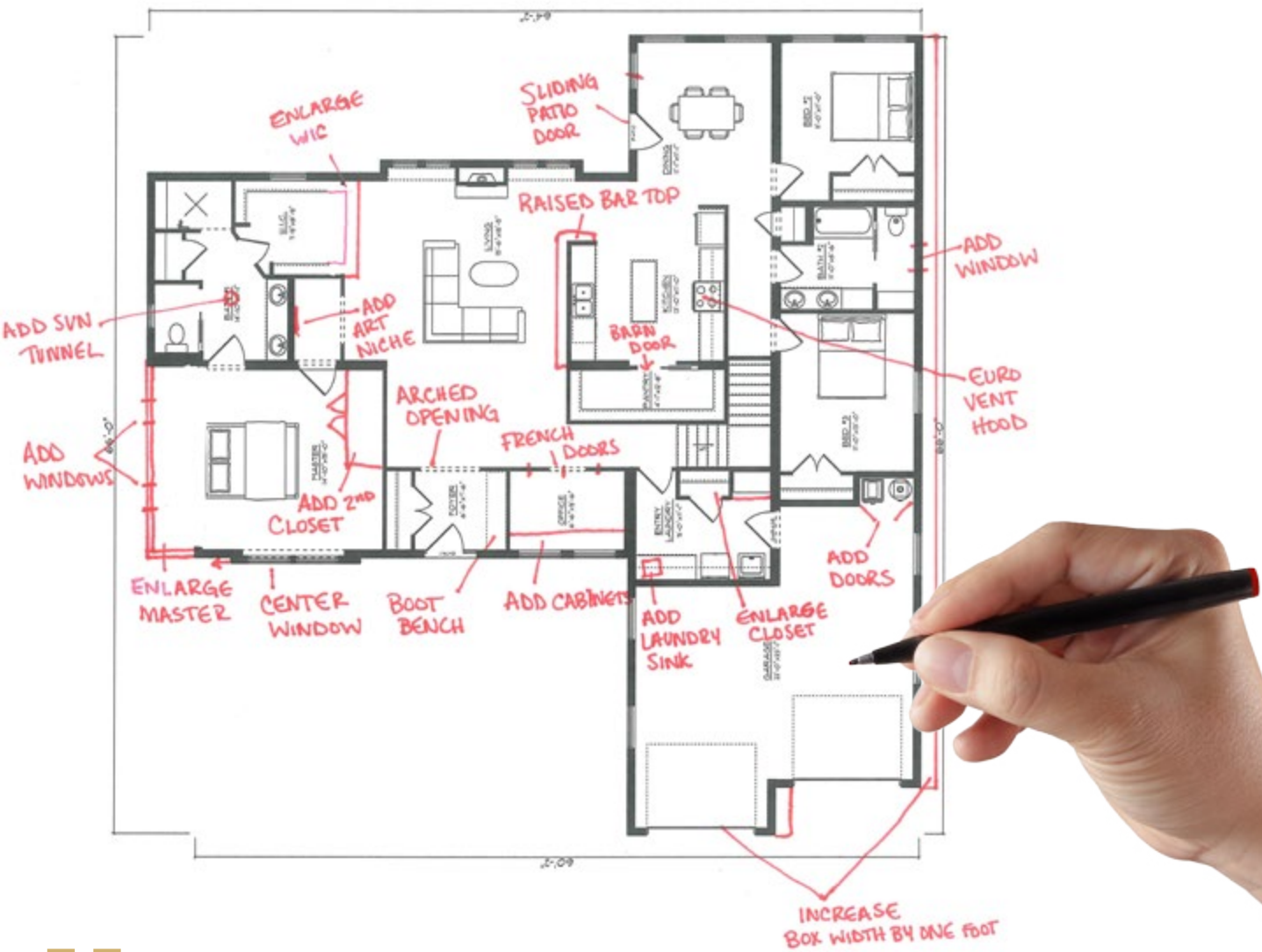
- Soft Close Drawers & Cabinet Doors
- Dovetailed Drawers with Undermount Full Extension Glides.
- Lifetime Warranty
- Made in Minnesota

Quality Appliances

- GE Kitchen Appliances
- AO Smith Water Heaters
- Luxaire Furnaces

CUSTOMIZATION!

We don't just sell a plan out of a book. We listen and help to turn our customer's dream into their home. Our website and brochures include a vast array of options and floor plans, but if there is something you would like that you don't see...ask us! 99 times out of 100 our answer will be "Easy - no problem at all! We can do that!"



Think of a Northstar modular home as a blank canvas - fill the canvas with ideas and draw with your dreams in mind.

Submit the sketch to one of our experienced designers and watch as your dream becomes a reality!

Request a copy of our Platinum Floor Plans Brochure for suggested plan designs and inspiration.



FACILITIES, EXPERIENCE & CULTURE



Clients choose us because they trust us. We've got the experience, the facilities, but most of all we're the sort of bunch they want to deal with.

SUPERIOR CONSTRUCTION

- Engineered Studs behind kitchen cabinets for **added strength and accuracy!** This means no unsightly gaps behind countertop backspash.
- All electrical outlet boxes mounted to studs - **outlets remain intact and do not loosen over time.**
- Insulated Rim Joists
- Batt insulation at energy heel of truss - **reduce ice dams and heat loss.**



HAPPY CLIENTELE!

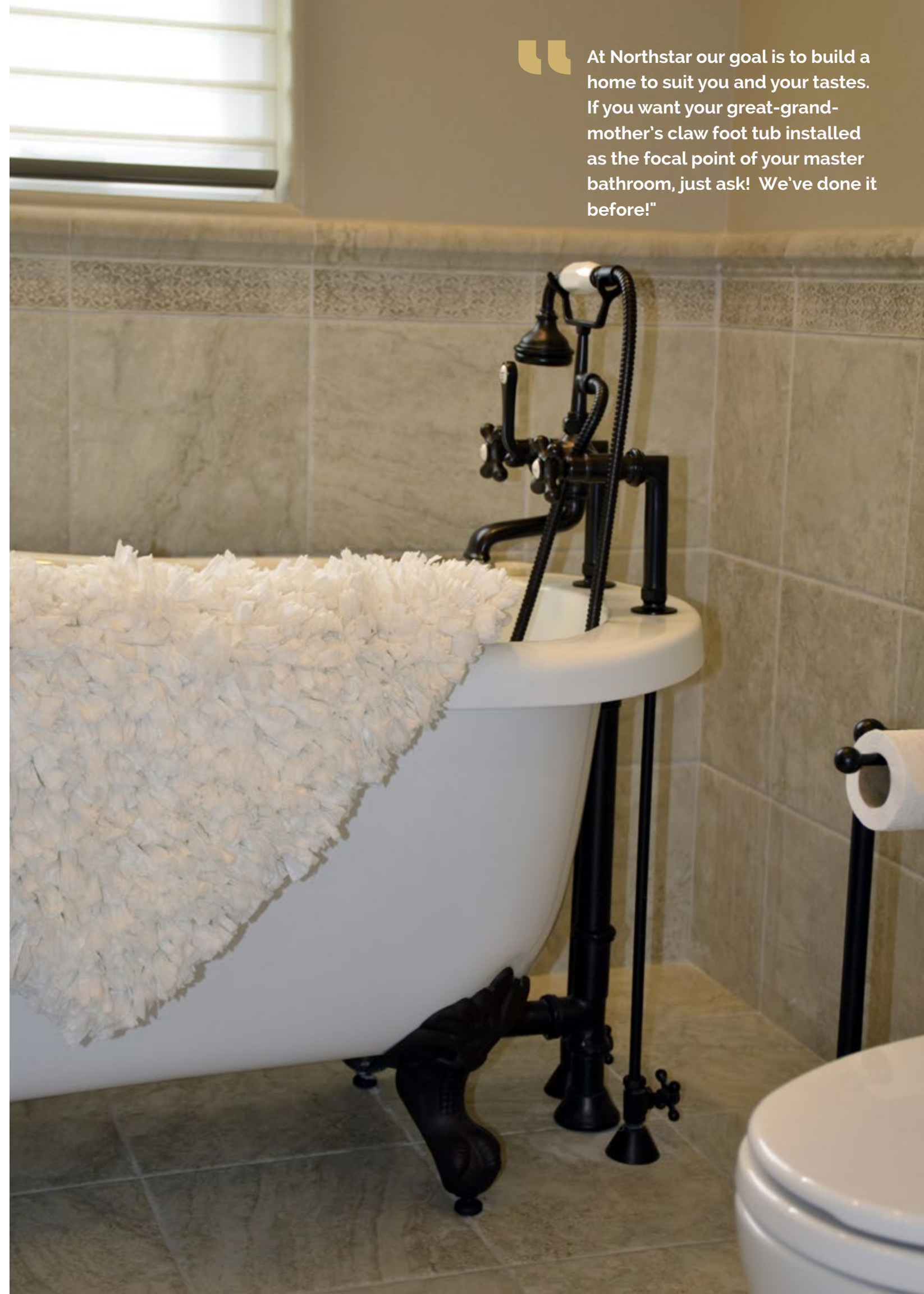


"It is too beautiful for words. I'm not kidding...I had a dream for this house, and it far exceeds anything I could have imagined. The craftsmanship overall is so gorgeous. Your recommendations and expertise were invaluable. I could not be happier with the look of the interior and the exterior. I know we had some bumps in the road along the way, but the end result was worth it and this is a project that everyone can be really proud of. All I had was an idea on paper and you guys brought it to life. I am eternally grateful."

TERRY R. - Northfield, MN



At Northstar our goal is to build a home to suit you and your tastes. If you want your great-grand-mother's claw foot tub installed as the focal point of your master bathroom, just ask! We've done it before!"



www.northstarsb.com

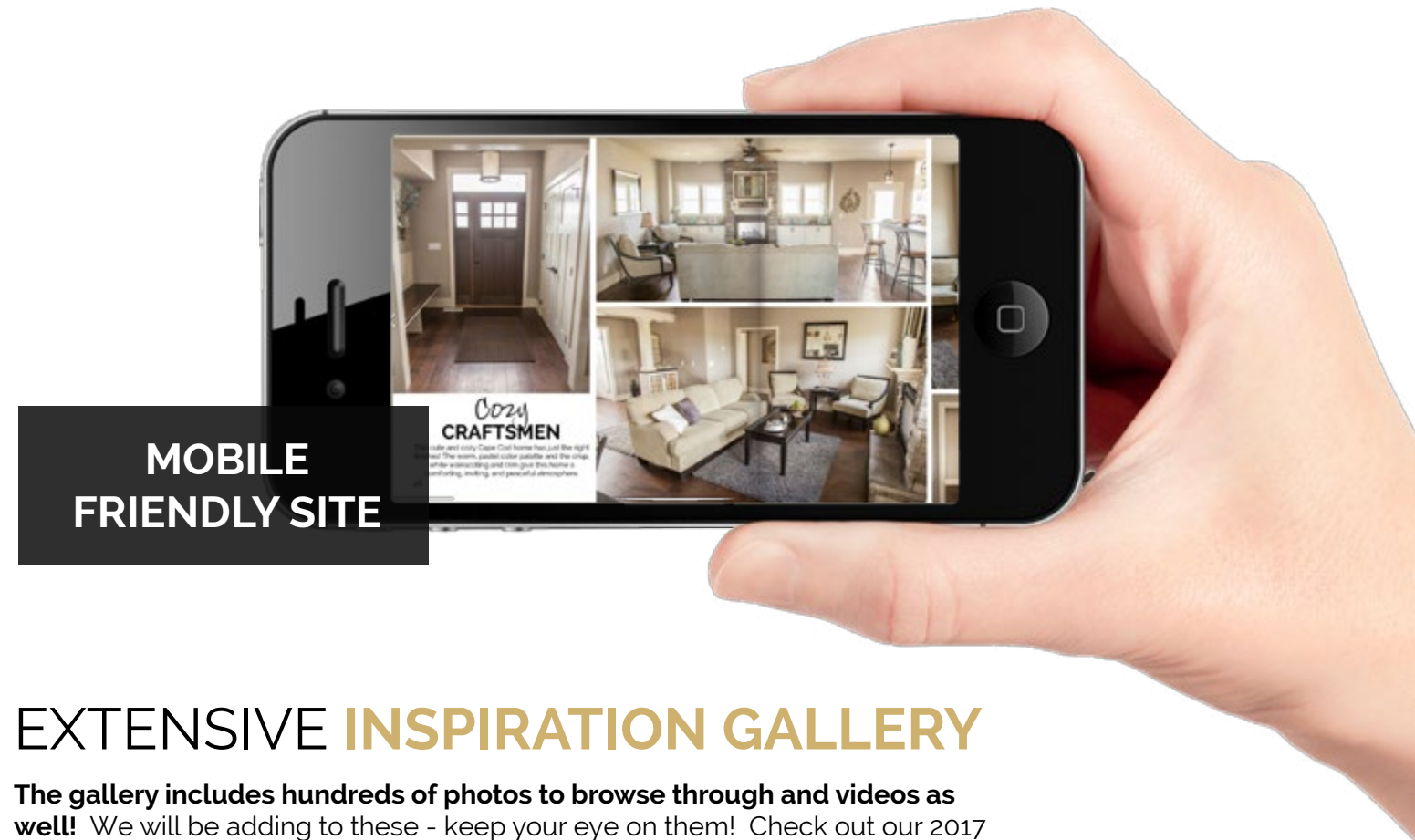
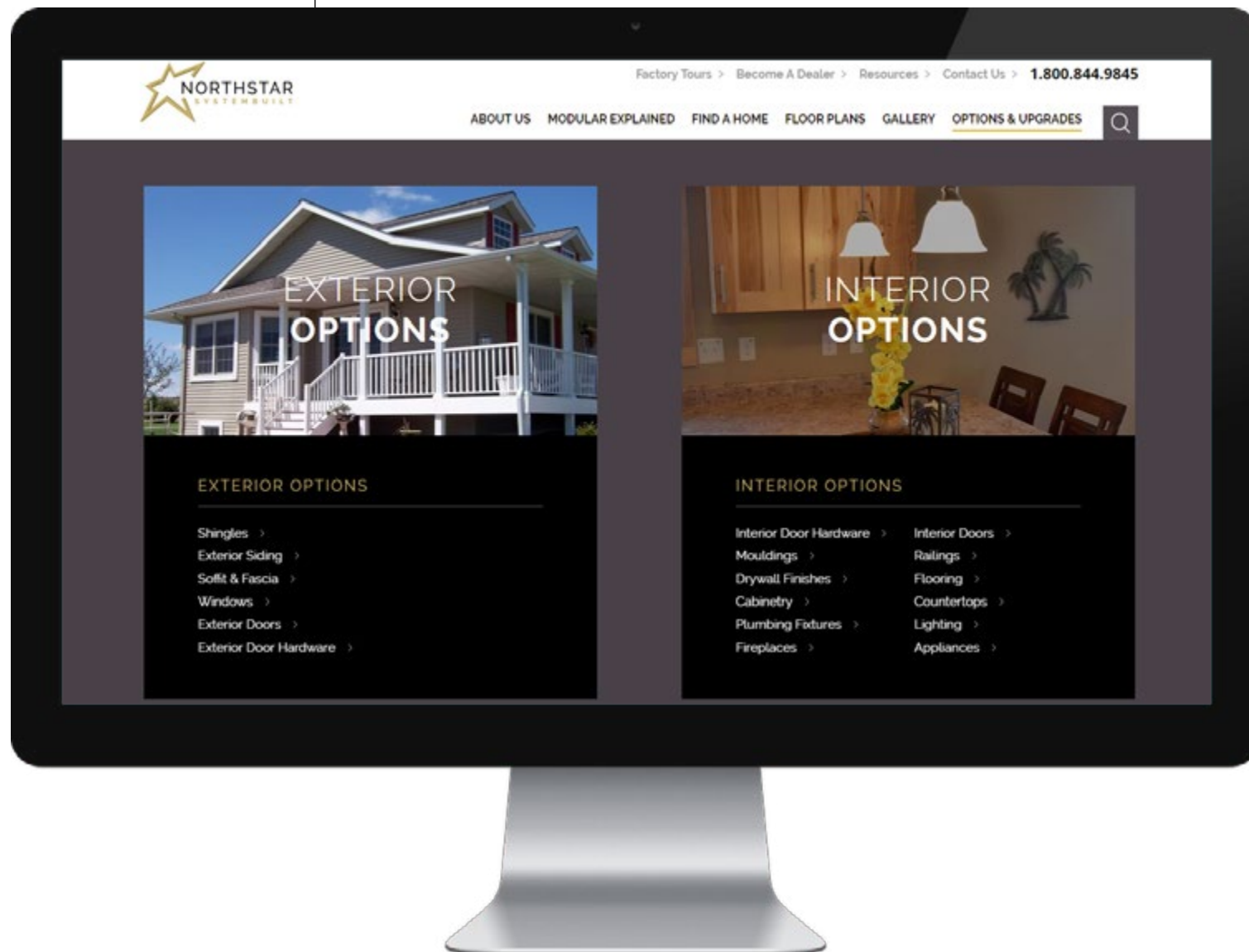
VISIT US ONLINE

AN ABUNDANCE OF PLANS TO BROWSE

Our **Find a Home** and **Floor Plans** tabs make it very easy for you to find plans! You can browse by Style, Series or even search for a specific number of bedrooms, etc. We even have an option for you to upload a napkin sketch!

HEAPS OF OPTIONS & UPGRADES

All of our options & upgrades are pictured! It's your chance to design your home exactly how you've always dreamt it should be! Is there something you would like that you don't see? Ask us! 99 times out of 100 our answer will be "Easy - no problem at all! We can get that for you!".
Remember Luxury is Affordable!



EXTENSIVE INSPIRATION GALLERY

The gallery includes hundreds of photos to browse through and videos as well! We will be adding to these - keep your eye on them! Check out our 2017 Inspiration book.



SHARE INFO WITH EASE

Each page & photo has social sharing buttons making it very easy to share photos using facebook, twitter, pinterest or via email.



The Manufacturing Process

Come & check out our factory! Northstar manufactures using a moving production line. Every building moves through 8 stations within our factory.

Each station has the tools and materials required for the trades to do their portion of the work before it moves on to the next station. The 8 stations each home moves through are:

01 FLOOR FRAME ASSEMBLY, DECKING & ROUGH PLUMBING

02 WALL FRAME ASSEMBLY & WALL SET

03 ROOF ASSEMBLY, ROOF SET & ELECTRICAL

04 BACK PANEL & DRYWALL SET

05 TEXTURE, PAINT & INSULATE

06 EXTERIOR SHEATHING, SIDING & SHINGLES

07 CABINETS, DOORS, FINAL PLUMBING & INTERIOR FIT-OUT

08 CLEANING, SHIP LOOSE & CLOSE-UP

Schedule a factory tour to see it for yourself! It really is amazing - using jigs, cranes and state of the art equipment we are able to build many houses simultaneously inside our factory! Our craftsmen are experts in the areas that they work in.

Scan the code to schedule a factory tour.





"My home-building experience was quite satisfying and I couldn't be happier with the outcome. I loved having the ability to customize the things I wanted in order to make the home what my husband and I wished for.

Everyone was very accommodating and the communication between ourselves, the dealer and Northstar was smooth and reassuring. We are happily living in the home we dreamed of!"

JANE S. - REDWOOD FALLS, MN



EXTERIOR OPTIONS

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Make your statement with the exterior of your home.

Just as artists use talent to transform a blank canvas into a work of their own, Northstar partners with each individual dealer **combining skill and passion to create the home of your dreams.** From various siding colors and styles, to Versetta stone chimneys or feature walls, we can give your home eye-catching **curb appeal.**



SHINGLES

Fiberglass asphalt shingles with Lifetime limited transferable warranty from GAF or CertainTeed are standard on all of our homes. (See manufacturer's website for warranty details)

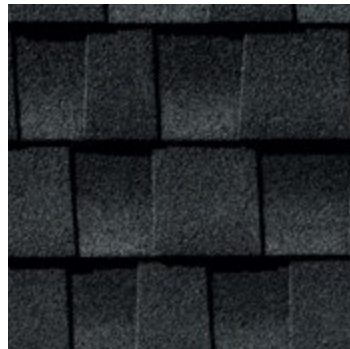
STANDARD COLOR OPTIONS



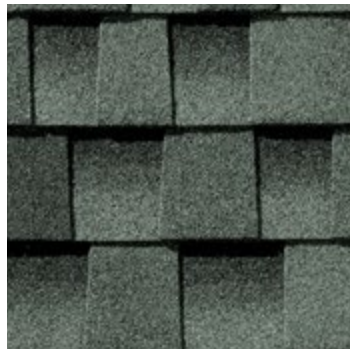
Fox Hollow Gray



Barkwood



Charcoal



Slate



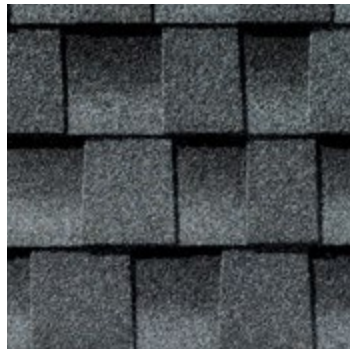
Birchwood



Hickory



Hunter Green



Pewter Gray



Mission Brown



Shakewood



Weathered Wood

CertainTeed
SAINT-GOBAIN



STANDARD



Polar White

UPGRADE COLOR OPTIONS



Sandstone



Royal Brown



Desert Tone



Claytone



Pewter



Ant Parchment



Classic Red



Charcoal Gray



Black



Autumn Beige



Statuary Bronze



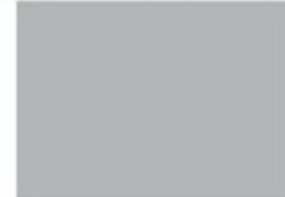
Almond Cream



Classic Blue



T-Tone



Heritage Gray



Wickertone



EDCO soffit and fascia systems are designed to complement our homes. EDCO offers a 50-year transferable warranty that guarantees this product will not crack, chip or peel.

SOFFIT & FASCIA





STANDARD SIDING

CertainTeed Vinyl Siding. A woodgrain clapboard featuring a 9/16" panel projection, class 1(A) fire rating and a limited lifetime warranty! This siding is virtually maintenance free - you never need to paint it!



- 01 Standard Profile: Double 4"
- 02 Upgrade Profile: Double 5"
- 03 Upgrade Profile: Double 4 1/2" Dutchlap

VINYL COLOR OPTIONS

Autumn Red
Hearthstone
Spruce
Forest
Flagstone
Charcoal Gray
Granite Gray
Sterling Gray
Oxford Blue
Seagrass
Cypress
Warm Sand
Herringbone
Desert Tan
Natural Clay
Savannah Wicker
Light Maple
Buckskin
Heritage Cream
Autumn Yellow
Snow
Colonial White



LP® SmartSide® products deliver all the warmth and beauty of traditional wood, plus the durability and workability of engineered wood. The Smartshield manufacturing process actually improves upon nature, creating products that are engineered for strength, performance and protection against fungal decay and termites.

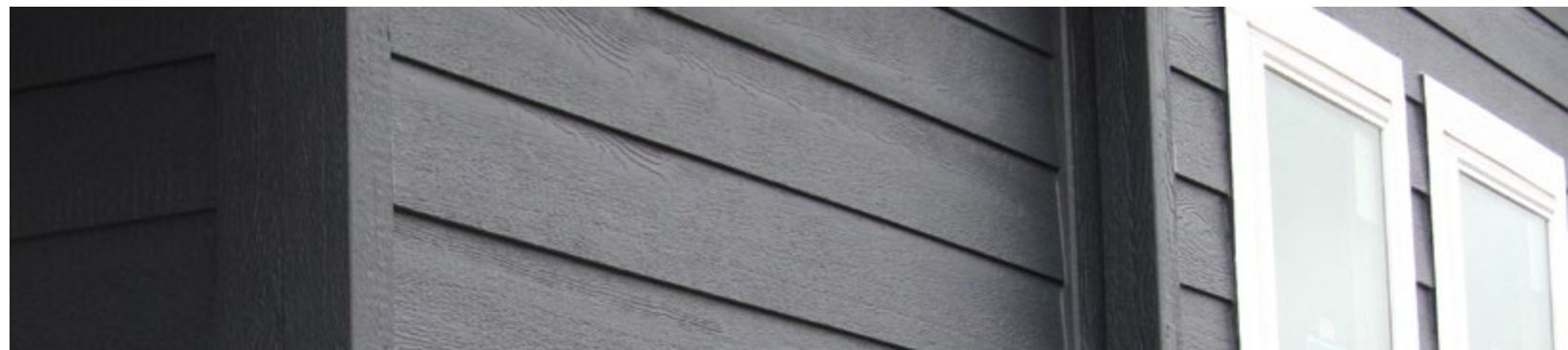
LP® SmartSide® products have a Limited 50-year Substrate Warranty. They are pre-finished with a SoPro (Solid Color Professional Finish) that is a highly-durable and flexible formula that provides excellent protection to siding. SoPro is 100% acrylic latex that is guaranteed not to crack, flake, peel, or blister, even in extreme heat or during freeze and thaw cycles. In addition, it will protect siding from water damage, moisture from snow and ice, UV rays and stains caused by mildew on the coating's surface. Solid colors are backed by a limited 30 year warranty, Natural wood series backed by a limited 15 year warranty!

LP SmartSide UPGRADE SIDING OPTION SOLID SERIES

Eiffel Tower	Seal	Bronze	Cinnabar	Oystershell
White	Dark Slate	Pelican	Khaki Brown	Cape Cod Gray
Bark	Dusty Green	Iron Ore		

NATURAL WOOD SERIES

Yellow Pine	Chestnut	Teak	Sequoia	Sable





SIDING UPGRADES

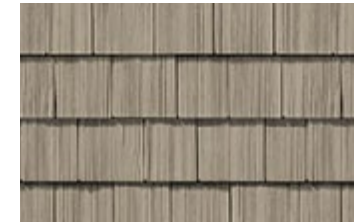
01

SHAKES

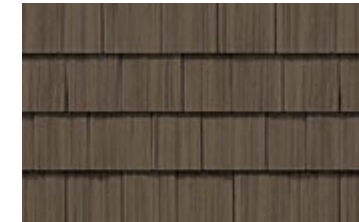
Vinyl Shakes: 7" straight edge rough split shakes with deep tapered shingle gaps for a beautiful, distinctive look. Choose from color options below.



Savannah Wicker



Natural Clay



Sable Brown



Flagstone

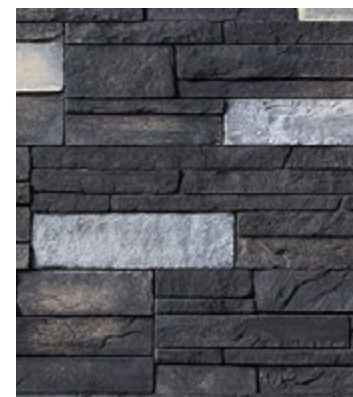
LP Shakes: LP® SmartSide® Cedar Shake Siding is a great choice for adding charm and character to any home. It's an affordable alternative to achieving the natural look of real shake siding with easy maintenance and upkeep. Use it for decorative accents or your entire home. Choose from any LP solid siding color on page 23.



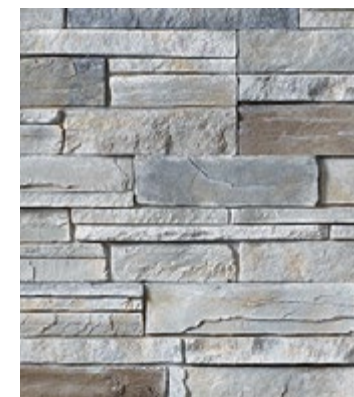
02

VERSETTA STONE

The Versetta Stone palette is inspired by colors and textures found around the world. Cast in molds and hand-colored with iron oxide pigments, they capture the subtle nuances found in nature. Versetta Stones highly durable products need no paint, coating or sealers, and are backed by a 50-year limited warranty including one year transferability.



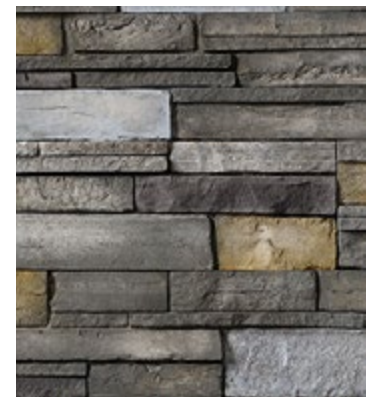
Graphite



Mission Point



Plum Creek



Sterling

03

WIDE WINDOW & DOOR TRIM

Make a statement with wide window & door trim. Trim is available in all of the LP siding colors pictured on page 23.

04

SHUTTERS

Decorative exterior vinyl shutters. Add a touch of traditional styling and charm to your home with these durable shutters.

STYLE OPTION

Raised Panel



Four-Board Joined

COLOR OPTIONS

Black



Burgundy Red



Clay



Forest Green



Midnight Blue



Musket Brown



Tuxedo Gray



Wedgewood Blue



White



Wicker



Wineberry

05

DECORATIVE ACCENTS

Add some character to your home with these decorative options - all options can be ordered in the siding color of your choice.



Corbel



Round Vent



Square Vent



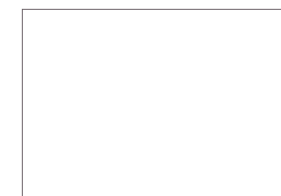
Rectangle Vent

DECK & EXT. RAIL

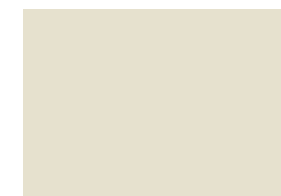
01

RAILING & POSTS

Fypon QuickRail systems are not only beautiful, but durable and virtually maintenance free. The UV-protected vinyl finish never needs painting! Pair one of the color options below with the decking of your choice for a stunning effect.



White



Tan

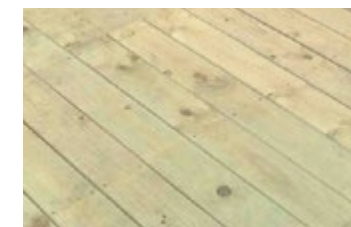
02

DECKING

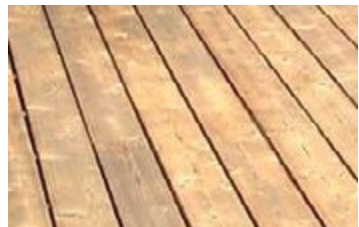
Choose from a variety of Decking options to suit your style.

STANDARD (On Plans that include a porch.)**Treated Decking**

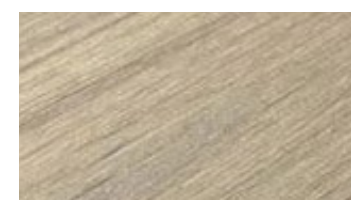
The most cost effective decking choice, and can be stained the color of your choice.

**UPGRADE****Cedar Decking**

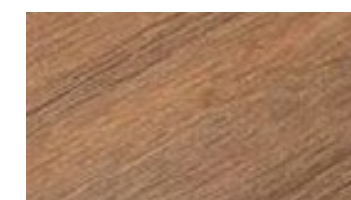
A beautiful wood, more resistant to rot and can be stained in any color.

**UPGRADE****UltraShield® Naturale™ Composite Decking**

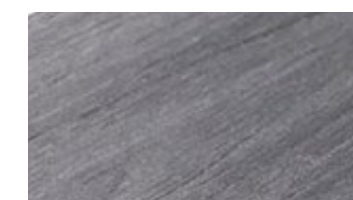
The most natural capped composite decking in the industry. The shield provides ULTRA PROTECTION against moisture, mold, fade and mildew. Choose from the 4 popular color options below.



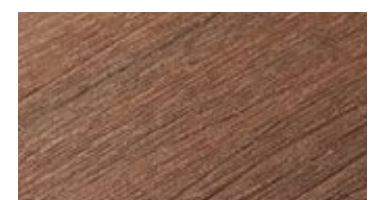
Roman Antique



Peruvian Teak



Westminister Gray



Brazilian Ipe

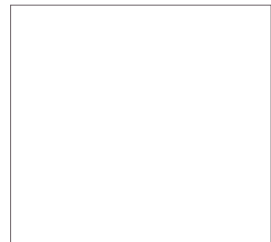
05



Envision vinyl windows from Vector come in a wide range of sizes and configurations. The continuous main frame design gives these windows simple beauty you can take pride in. All Vector windows come with a lifetime warranty for homes owned and occupied by the original purchaser.

The Envision Series Double-Hung windows provide the beauty of hassle-free operation, low maintenance and traditional styling. Both sashes open and close with ease and tilt in for effortless cleaning. These windows will give your home a distinctive look when combining these with picture windows and specialty shapes.

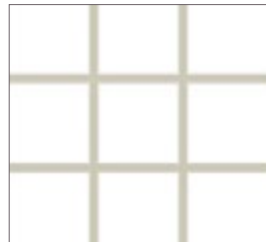
WINDOW GRILLES



Standard: None

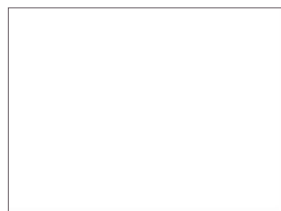


Upgrade: Prairie

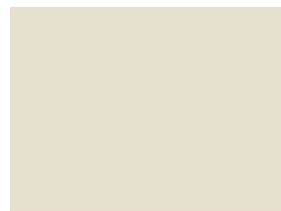


Upgrade: Colonial

INTERIOR WINDOW COLOR OPTIONS



White



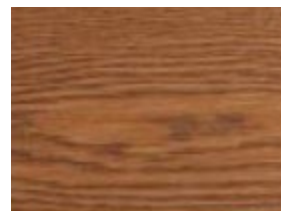
Almond



Clay



Upgrade: Light Oak

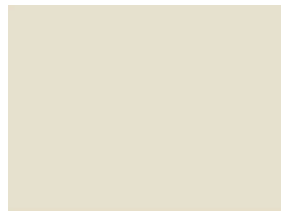


Upgrade: Dark Oak

EXTERIOR WINDOW COLOR OPTIONS



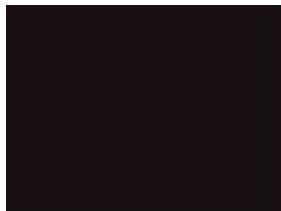
White



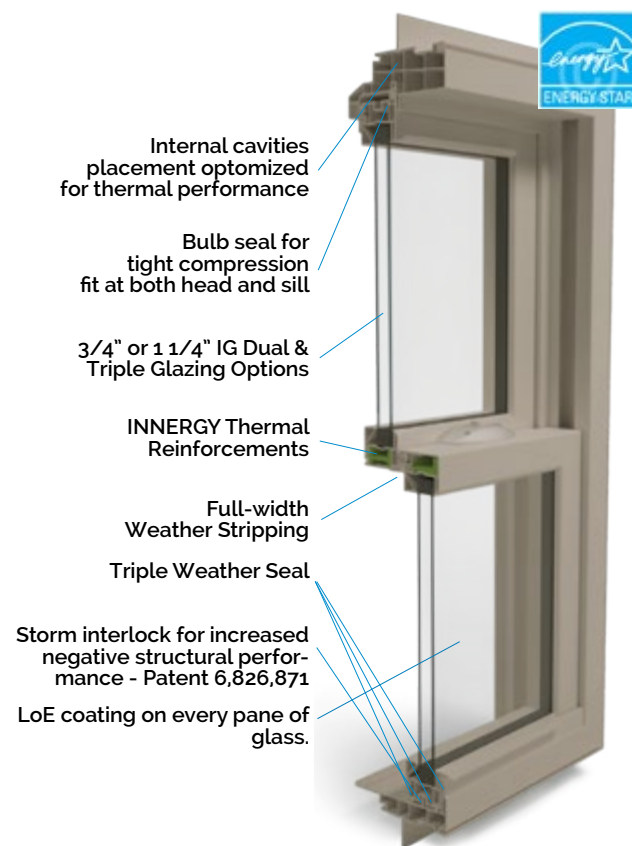
Almond



Clay



Upgrade: Bronze



OTHER WINDOW/DOOR OPTIONS



Bay or Bow Windows



Casement Windows



Awning Windows



Transom Windows



Trap Windows



Sun Tunnels/Solar Tubes




Sliding Patio Door



French Patio Door





You never have a second chance to make a first impression...

An impressive front door is an investment you will never regret. Northstar installs a Bayer Built front door on every home.

Bayer Built's Acclimated Entry Systems™ door options are not only IMPRESSIVE, they are **built to last!** All standard and upgrade door options come with the same great features listed below. Bayer Built doors are built with a combination of premium components designed to withstand the extreme conditions of the Midwest climate.

FrameSaver® Door Frames: A frame that performs! Rot-Proof. Worry-free. FrameSaver protects you for life. Upgrade to an Aluminum Clad Frame for Stellar Performance!

Premium Weather Sealing: Better Materials, Better Design, Better Performance.

Z-Series Sill: Synthetic Materials Eliminate the Worries of Wood.



EXTERIOR DOORS

STANDARD DOOR



6 Panel Steel - Primed White

UPGRADE PAINT COLOR OPTIONS



Color swatches shown above are for reference purposes only. For accurate color representation, please ask your dealer to see the Bayer Built Pre-Finish Paint Selection Guide.
 *Cinnabar is a custom color to match LP Siding. Antique White is a custom color to match Mid-Continent Cabinetry. Bronze is a custom color to match Vector window exterior. (You will not find these swatches in the Bayer Built Pre-Finish Paint Selection Guide.)

STEEL UPGRADE OPTIONS (Paintable)



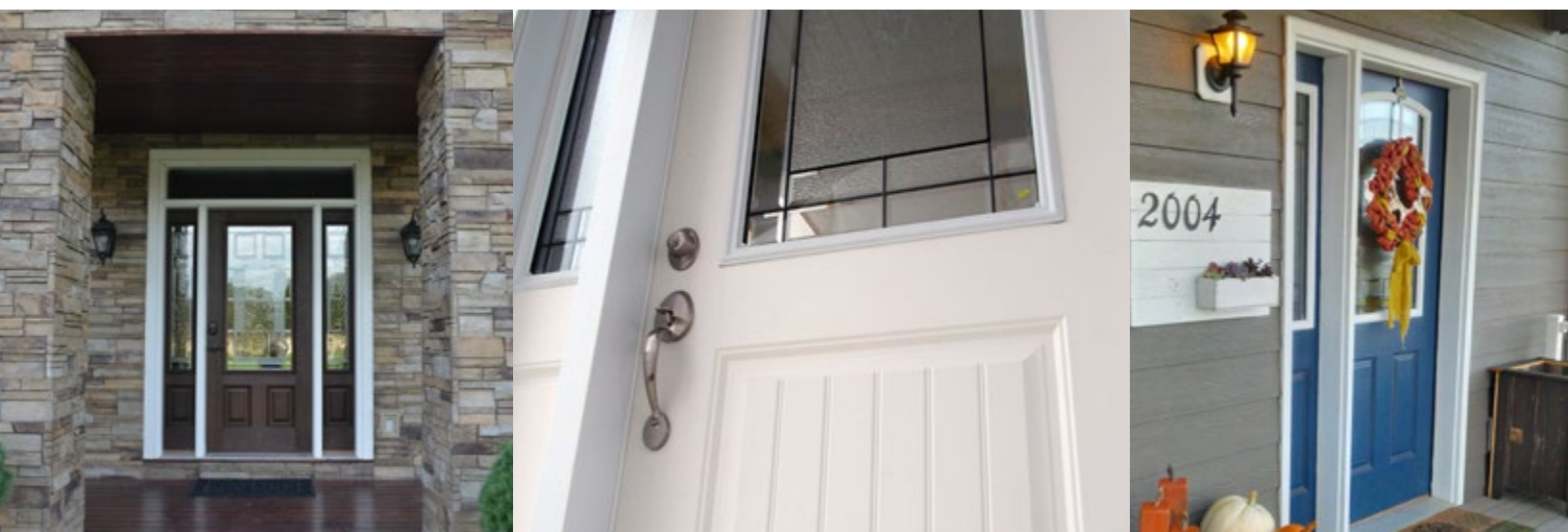
Door: HDC404366 Sidelite: HDT450366 Door: HDI215010 Sidelite: HDR615010 Door: HDMW40412IW Sidelite: HDTW450LE Door: HDA122 Sidelite: HDU152

FIBERGLASS UPGRADE OPTIONS



Cherry Textured* Door: ETCZ Sidelite: ETCV450 **Mahogany Textured*** Door: ETHI645 Sidelite: ETHI675 **Oak Textured*** Door: ETRP605 Sidelite: ETRP685 **Paintable** Door: BML107328 Sidelite: BMS129328

*Textured Doors can be stained to match any of the interior door finishes on page 38





EXTERIOR DOOR HARDWARE

STANDARD



Land's End Satin Nickel
(Dark Bronze Finish Unavailable)

UPGRADE KNOB OPTIONS



Marina Satin Nickel



Marina Dark Bronze

UPGRADE LEVER OPTIONS



Sea Cliff Satin Nickel



Sea Cliff Dark Bronze



Buena Vista Satin Nickel



Buena Vista Dark Bronze

STANDARD



Standard Satin Nickel



Standard Dark Bronze

UPGRADE DEADBOLT OPTIONS



Key Pad Entry Satin Nickel



Key Pad Entry Dark Bronze

UPGRADE SMARTCODE DEADBOLT WITH Z-WAVE TECHNOLOGY

The SmartCode Deadbolt with Home Connect Technology, featuring Z-Wave, enables the door lock to wirelessly communicate with other devices in the home. The lock allows the user to remotely check the door lock status, lock or unlock the door and receive text or email messages.



Exterior View



Interior View
Satin Nickel



Exterior View



Interior View
Dark Bronze



Skyline Blvd Satin Nickel



Skyline Blvd Dark Bronze

UPGRADE HANDLESET OPTIONS



Van Ness Satin Nickel



Van Ness Dark Bronze





Create the Interior of your Dreams!

Northstar Systembuilt is able to offer a wide range of Interior Options to make your ideas into the home of your dreams.

We are not your 'cookie cutter' factory offering you limited choices. Colors, textures, finishes, the choice is yours. From a French country feel to a Rustic chalet, **we build each home to suit you by combining continuity of style with your daily needs.** We present to you a house that is home before you move in.



INTERIOR OPTIONS

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INTERIOR DOORS

FINISH OPTIONS

Color swatches shown below are for reference purposes only. For accurate color representation, please ask your dealer to see the Bayer Built Pre-Finish Color Selection Tools.

STANDARD STAIN PRE-FINISH OPTIONS (Available for Oak)



Clear Coat Provincial Harvest Spiced Walnut Wild Cherry



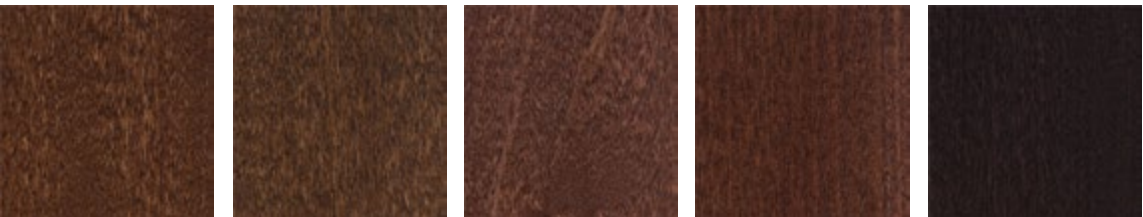
Chestnut Amaretto Barley Molasses Mocha

UPGRADE STAIN PRE-FINISH OPTIONS

(Available for Knotty Alder, Knotty Pine & Poplar)

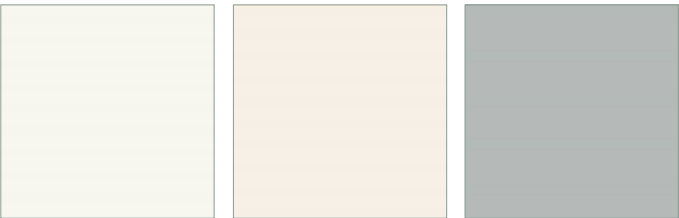


Jute Dawn Pecan Malbec Mesa Red



Pinecone Rockwood Macchiato Portobello Dark Roast

UPGRADE PAINT PRE-FINISH OPTIONS (Available for Molded only)



White Antique White Coastal Gray



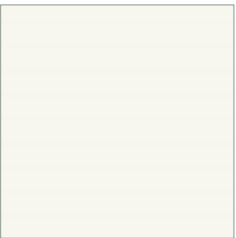
WOOD SPECIES

STANDARD



Oak

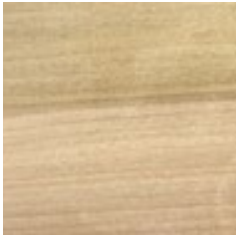
UPGRADE



Molded



Knotty Pine



Poplar



Knotty Alder

STANDARD



Hollow Core Flush
Available in: Oak



Pantry Door
Model 1590
Available in: Oak & Poplar

UPGRADE FRENCH/PANTRY



Model 1515
Available in: Oak, Knotty Alder & Poplar



Model Rain
Available in: Oak, Poplar & Knotty Alder

UPGRADE STYLE OPTIONS (SOLID CORE)



Model B2
Available in: Oak, Molded, Poplar & Knotty Alder



Model F2
Available in: Molded, Knotty Pine & Knotty Alder



Model C3
Available in: Oak, Molded, Poplar & Knotty Alder



Model A4
Available in: Oak, Poplar & Molded



Model A6
Available in: All Species



UPGRADE DOOR TOPPERS

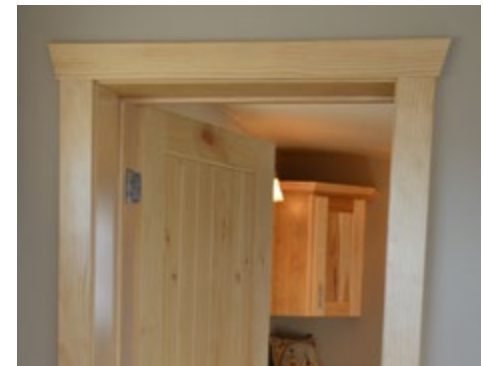
Classic Topper

Available in:
Oak
Poplar
Knotty Alder



Cabin Topper

Available in:
Knotty Pine
Knotty Alder



UPGRADE CROWN MOULDING



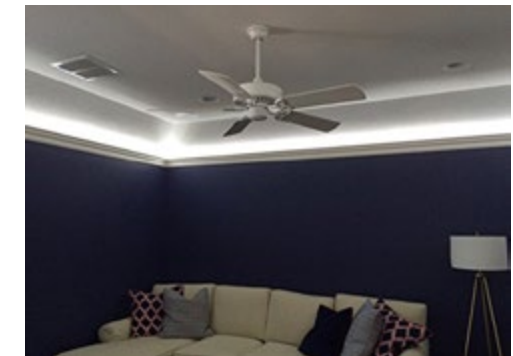
Model: 353

3.5" High
1.9" Deep
3.9" Angle



Model: 452

4.5" High
2.3" Deep
5.2" Angle



LED Light in Crown

STANDARD



Casing: 1/2"x2 1/4"
Model: 115
Available in:
Oak (Std)
MDF
Poplar
Knotty Pine

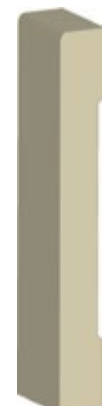


Base: 3/8"x2 3/8"
Model: 219
Available in:
Oak (Std)
MDF
Poplar
Knotty Pine (3 1/4")

UPGRADE



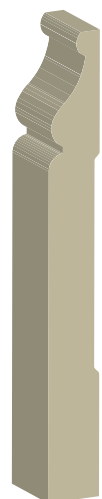
Casing: 9/16"x3"
Model: 155
Available in:
Oak
MDF
Knotty Pine
Poplar
Knotty Alder



Base: 7/16"x3 1/4"-4 1/4"
Model: 238/239
Available in:
Oak (4 1/4")
MDF (3 1/4")
Knotty Pine (3 1/4")
Poplar (4 1/4")
Knotty Alder (3 1/4")



Casing: 9/16"x3 1/4"
Model: 178
Available in:
Oak
MDF
Knotty Pine
Poplar
Knotty Alder



Base: 1/2"x4 1/4"
Model: 279
Available in:
Oak
Poplar
Knotty Alder

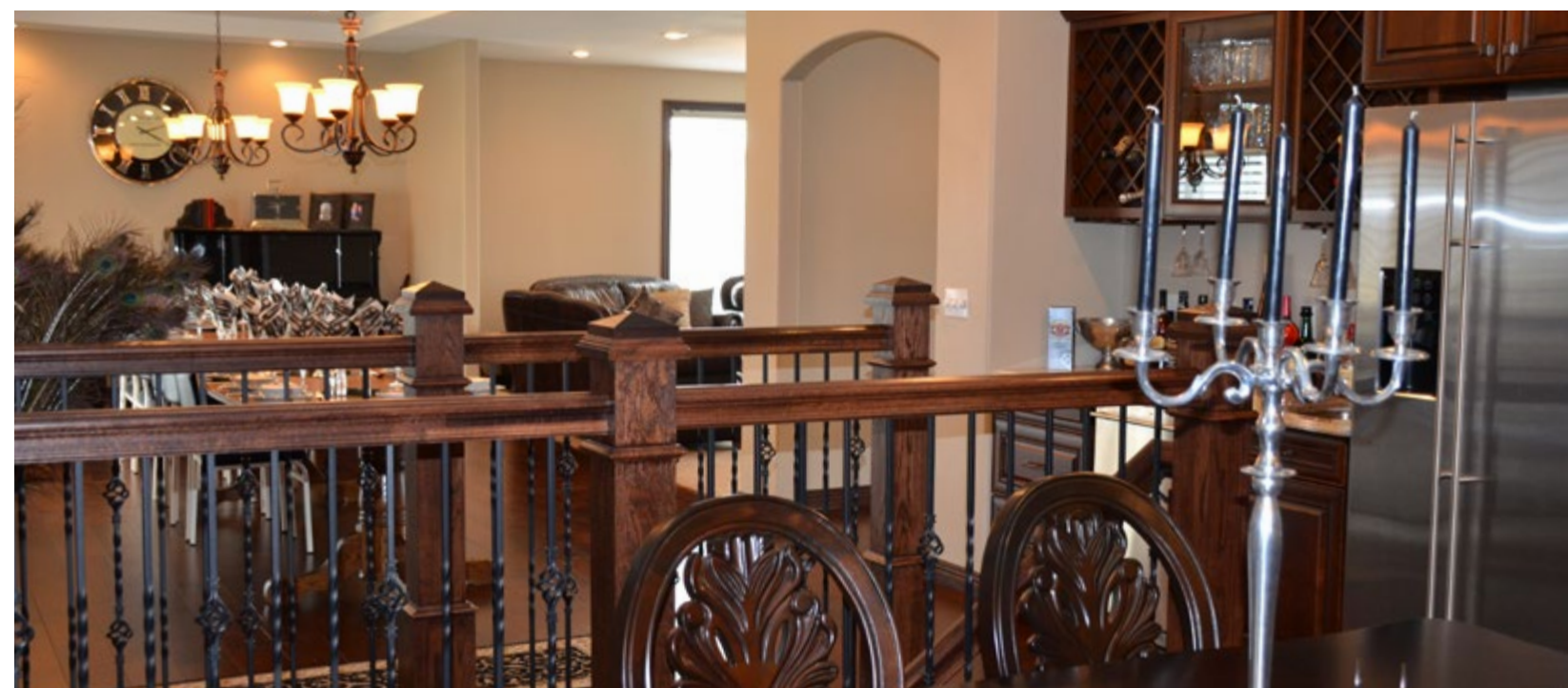
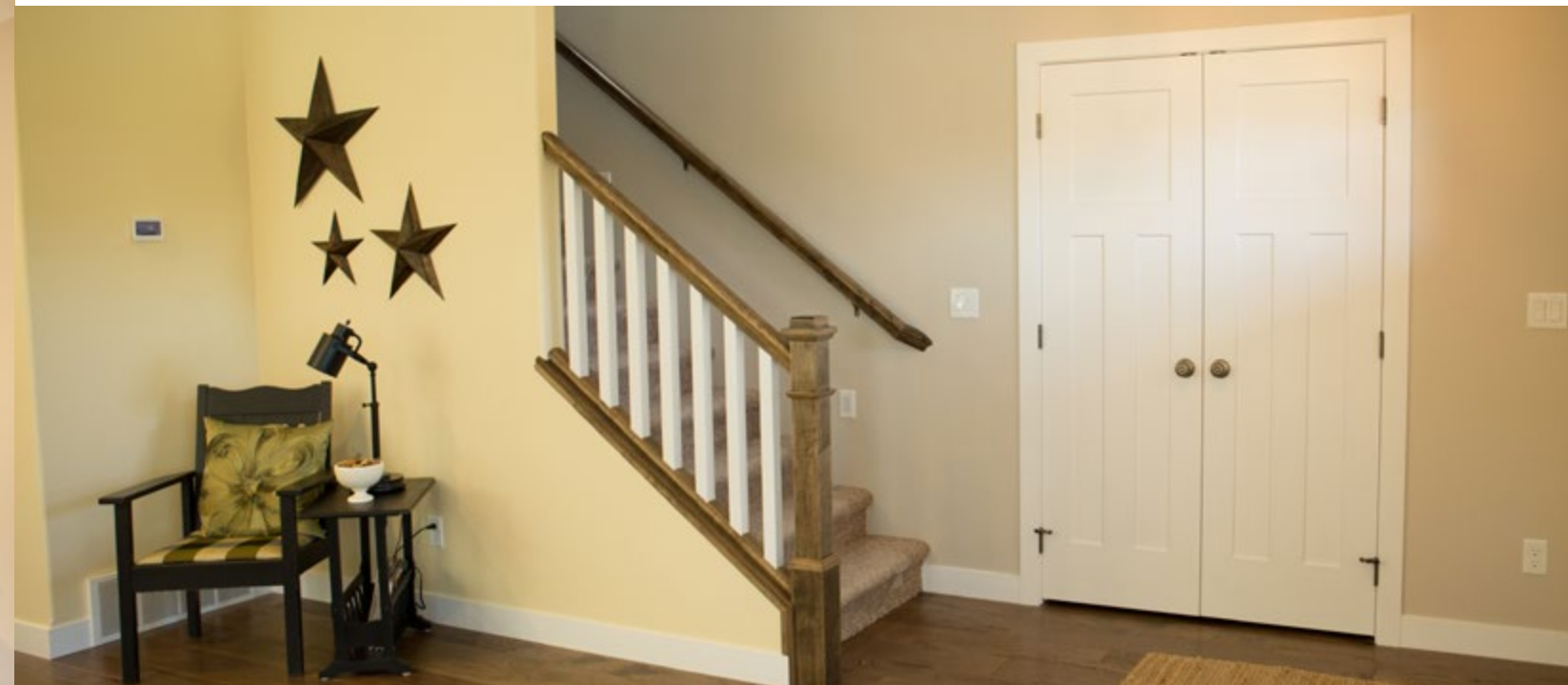


Base: 9/16"x7"
Model: 240
Available in:
Oak
MDF (7 1/4")
Poplar
Knotty Alder





RAILINGS

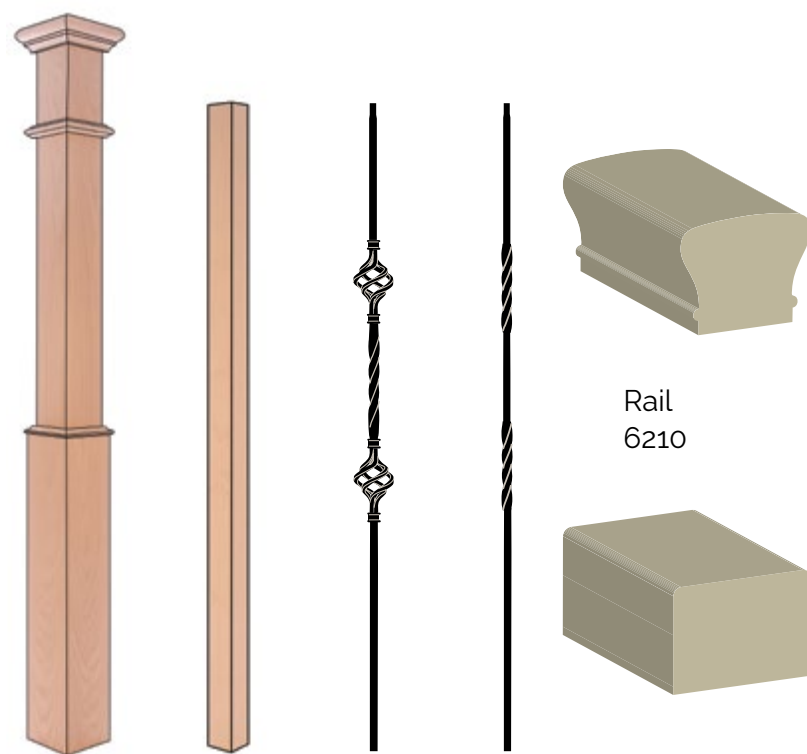


STANDARD



Half Wall with Millwork Cap

UPGRADE



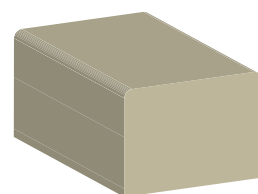
Box Newel
4090

Baluster
5060

Baluster
5516

Baluster
5512

Rail
6210



Rail
6770

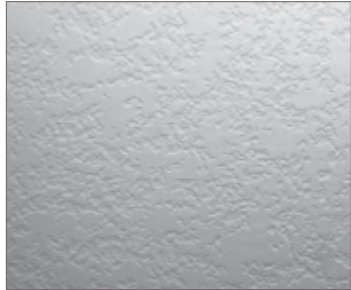


DRYWALL FINISHES

DRYWALL FINISH & CORNERS



Standard: Orange Peel



Upgrade: Knockdown



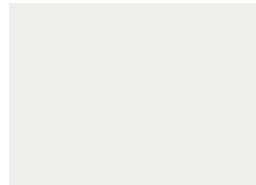
Bullnose Corner



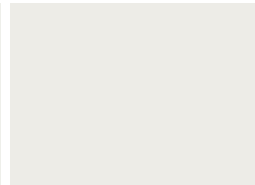
90 Degree Corner

UPGRADE PRIMER COLOR OPTIONS

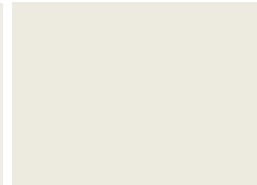
Whites - Clean, Cool & Warm



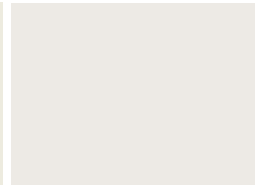
Extra White



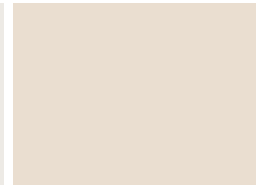
Pure White



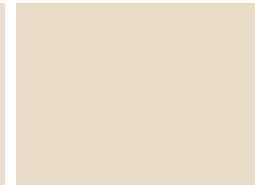
Alabaster



Snowbound



Moderate White



Antique White

Naturally Neutral - Warm, Welcoming & Balanced



Toasted Pine Nut



Kilim Beige



Accessible Beige



Bungalow Beige

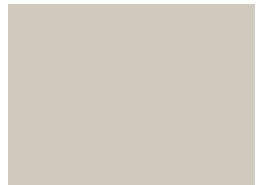


Balanced Beige

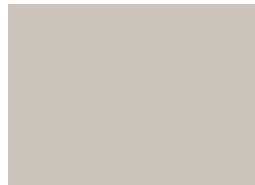


Sand Dune

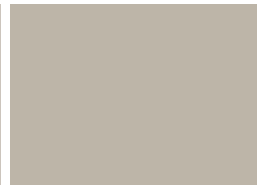
Simply Sophisticated - Luxurious, Classic & Timeless



Useful Gray



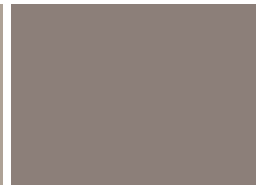
Alpaca



Amazing Gray



Mega Greige

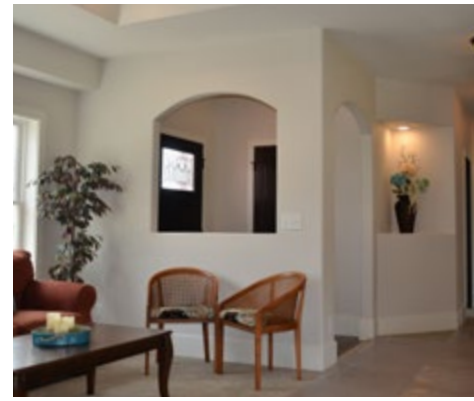


Poised Taupe



Classic French Gray

UPGRADE DRYWALL FEATURES



Arched Openings



90 Degree Tray Ceiling



45 Degree Tray Ceiling

UPGRADE PINE CEILINGS & BEAMS



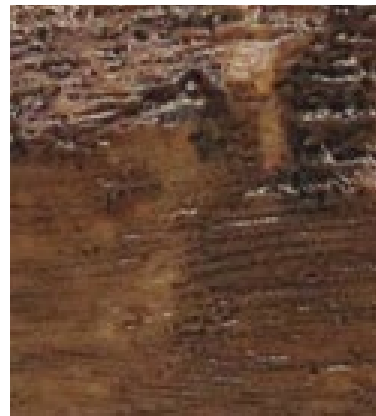
CHARACTER



BARNWOOD ACCENTS



FAUX BEAMS



Interior Rich Walnut Stain



Time Weathered Look

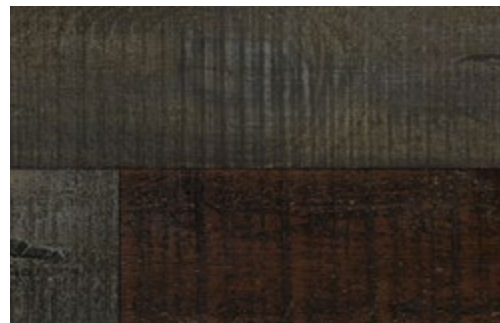
TIMBER BEAMS



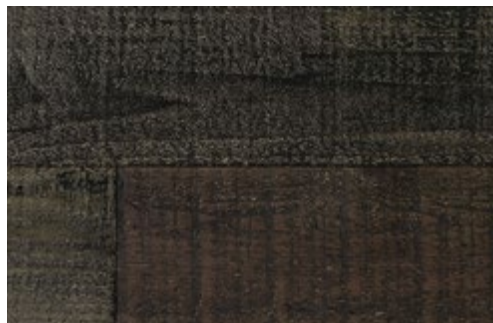
Traditional Solid Timber Beam

AS-IS BRAND BARNWOOD

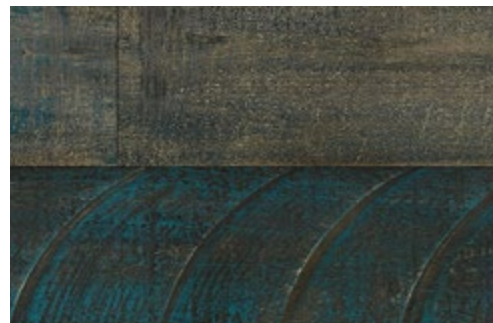
Create beautiful accent walls, wrap posts or islands with AS-IS Brand reclaimed wood. Variation in each color and tone is natural and super cool! These variations come from their aging process, natural wood undertones, and the unique wood grains and characteristics.



Raw-ish



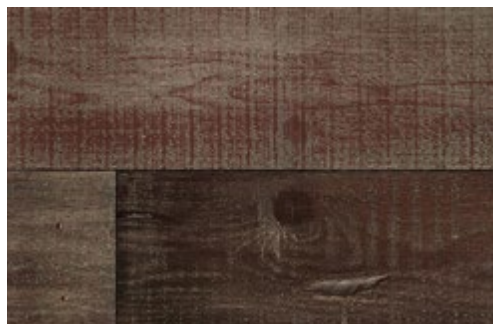
Black-ish



Blue-ish



Grey-ish



Red-ish



White-ish



STANDARD FLOORING OPTION

R2x® SOIL AND STAIN RESISTANCE Go Softly and Everything Nice feature Shaw's R2x® combined soil and stain resistance system, a patented treatment that offers a 5-year limited warranty against soiling and liquid spills.

GO SOFTLY

34.1 oz Face Weight, 100% Nylon
Style: 028SE



701 Natural Wood



702 Travertine



770 Riverbank



740 Pueblo



250 Wheat



722 Warm Oatmeal



710 Kodiak Bear



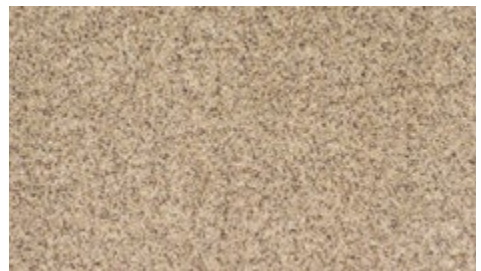
730 Twig



723 Iced Coffee

EVERYTHING NICE

31.2 oz Face Weight, 100% Nylon
Style: 047SE



230 Bamboo



500 Pepperdust



138 Marble



700 Brown Straw



139 Sand

CARPET



CUSHIONED VINYL

STANDARD FLOORING OPTION



LX142 | Country Charm



LX151 | Antique Bronze



LX172 | Deep Chestnut



LX240 | Cookies & Cream



LX241 | Earthen Beige



LX245 | Eldorado Canyon



LX246 | Pearl Street



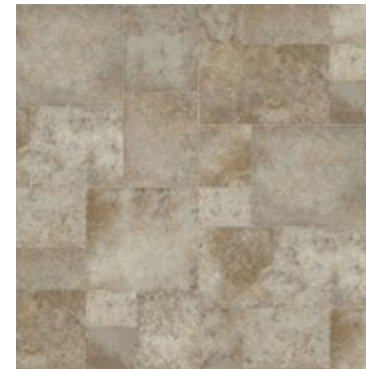
LX252 | Herringbone Park



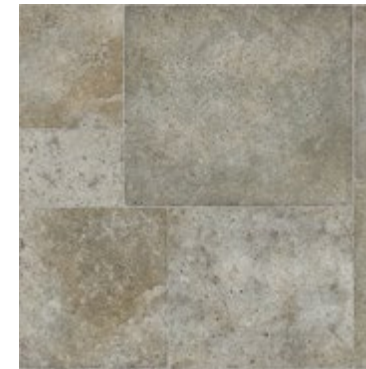
LX260 | Safari



LX265 | Intersection



LX270 | Pacific Crest Trail



LX272 | Appalachian Trail



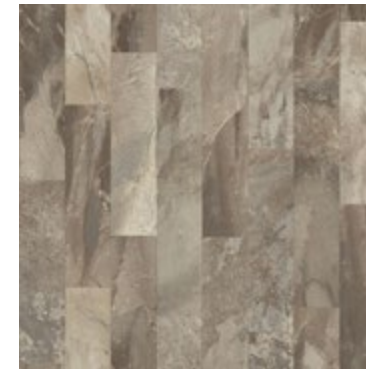
LX275 | Vintage White



LX276 | Salvaged Walnut



LX277 | Greige

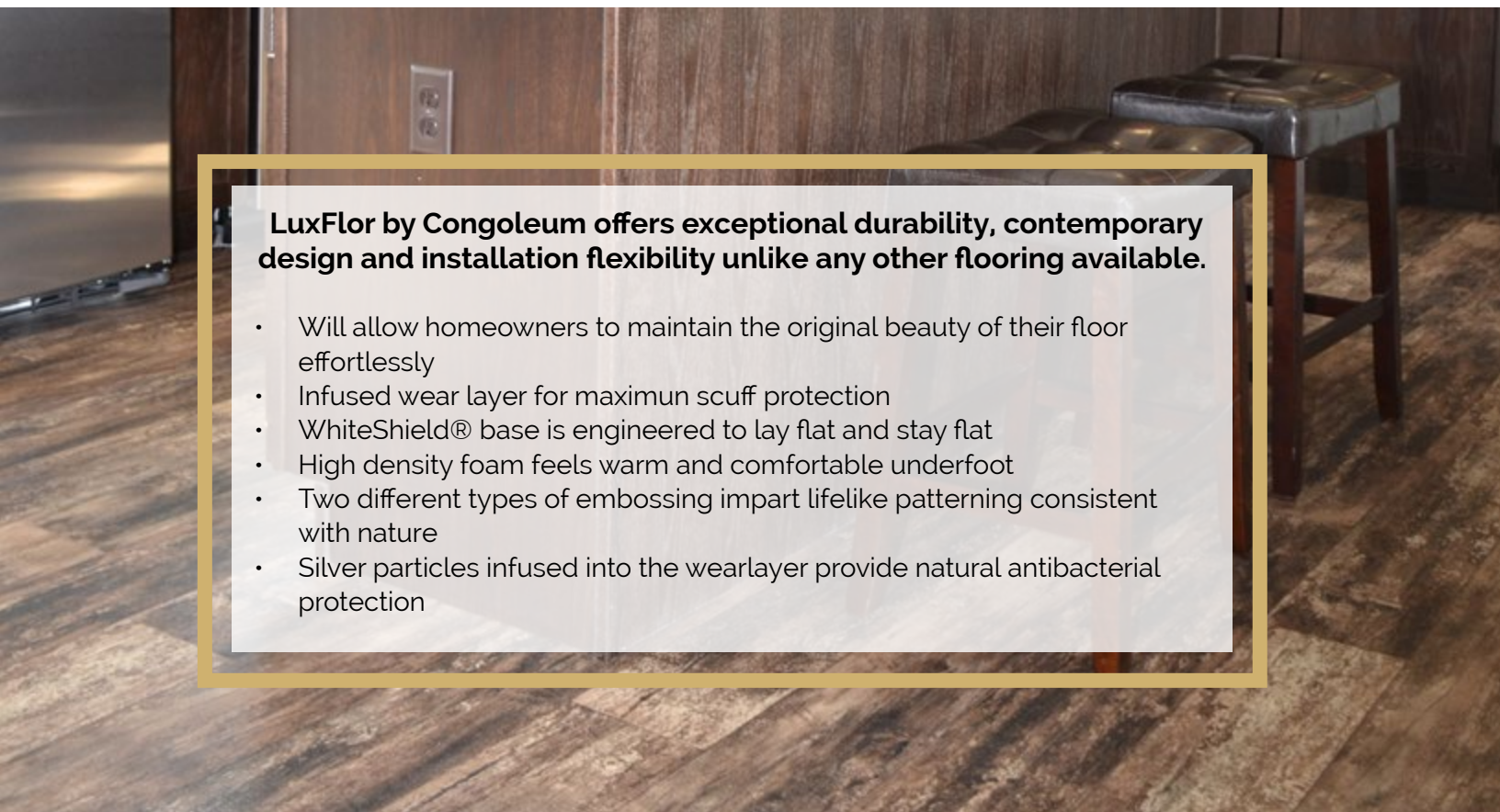


LX285 | Greyhound



LX286 | Nightfall

Congoleum



LuxFlor by Congoleum offers exceptional durability, contemporary design and installation flexibility unlike any other flooring available.

- Will allow homeowners to maintain the original beauty of their floor effortlessly
- Infused wear layer for maximum scuff protection
- WhiteShield® base is engineered to lay flat and stay flat
- High density foam feels warm and comfortable underfoot
- Two different types of embossing impart lifelike patterning consistent with nature
- Silver particles infused into the wearlayer provide natural antibacterial protection



LAMINATE

UPGRADE FLOORING OPTION

ANCESTRY

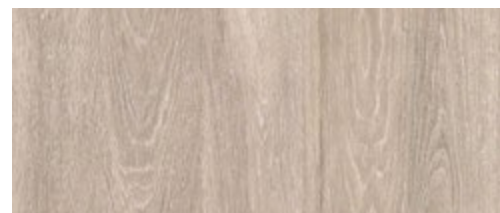
Elegant and upscale, Ancestry presents the look of white-filled white oak, with an ultra-matte wire-brushed finish and texture inspired by European oil-rubbed floors. The sophisticated collection offers sawn face styling with long, linear grain and limited knots, while the low gloss gives that hand-done, oil-rubbed appearance.



Cask
Style: SL334 Color: 00196



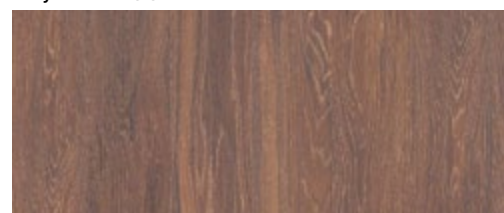
Moscato
Style: SL334 Color: 00282



Chardonnay
Style: SL334 Color: 00299



Chablis
Style: SL334 Color: 00320



Zinfandel
Style: SL334 Color: 00675

DESIGNERS CHOICE

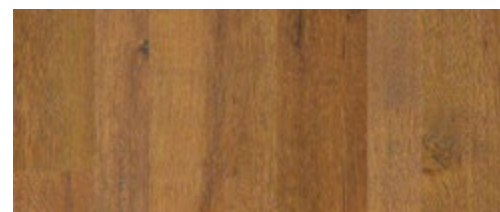
Exciting random width planks in 3 1/2", 5" and 6 3/8" all packed together in the same box. Designer hand picked trendy imagery. Four great colors that cover a wide spectrum.



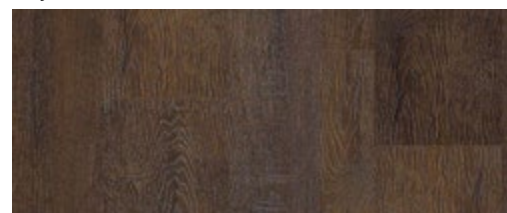
Ashlee Gray
Style: SL086 Color: 05009



Radical Rustic
Style: SL086 Color: 05010



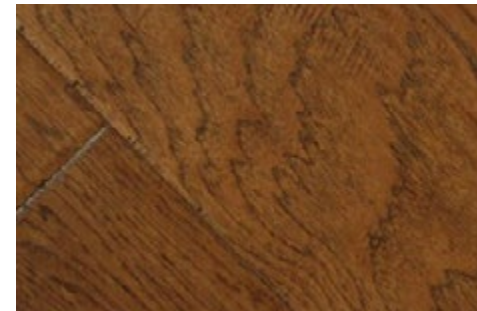
Spice Brown
Style: SL086 Color: 07010



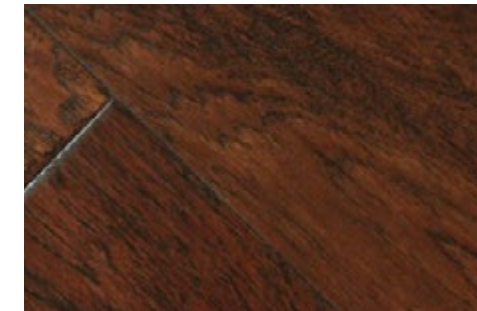
Dark Canyon
Style: SL086 Color: 07011



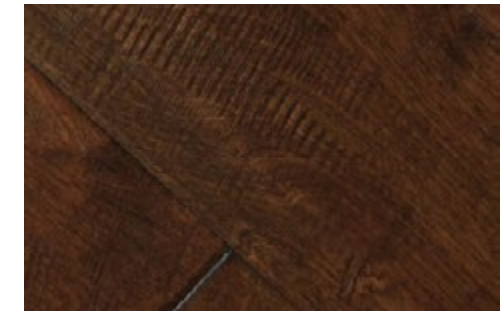
UPGRADE FLOORING OPTION



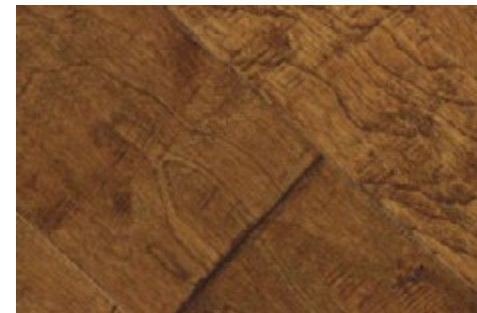
Color: Canvas
Species: Hickory
Size: 6 1/2" x 1/2"



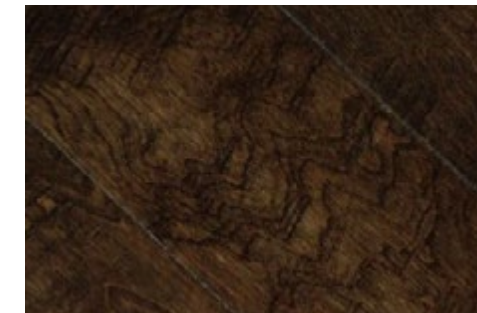
Color: Bootstrap
Species: Hickory
Size: 6 1/2" x 1/2"



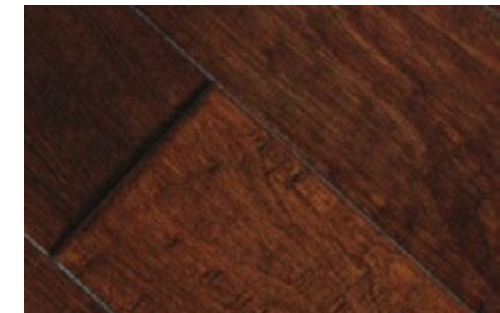
Color: Venus
Species: Birch
Size: 6 1/2" x 1/2"



Color: Stream
Species: Birch
Size: 5" x 3/8"



Color: Basin
Species: Birch
Size: 5" x 3/8"



Color: Riverbed
Species: Birch
Size: 5" x 3/8"



ENGINEERED WOOD



"In September 2016 our Northstar Systembuilt home was delivered. Our home was built in Redwood Falls, MN. After comparing Northstar with three other dealers it became very apparent that Northstar was built with the highest quality. They customize and draft multiple plans to fit the needs of the individual customer. Other dealers were reluctant or not able to customize to our needs. Both Lawrence and William, owners of Northstar were always in a position to listen to our ideas and provide a wealth of answers in all areas of the process. Their entire team is extremely knowledgeable about choices and options. They made the purchase of our home an enjoyable experience, personable and as promised. We had the opportunity to travel to Redwood Falls, MN to the plant to see our house being built. We had a personal tour, met a team of professional workers, and saw how clean and organized the plant was. The exceptional customer service and quality provided by Northstar exceeded our expectations. Lawrence and William were a pleasure to work with and patiently answered all our questions to our satisfaction. Remember, the biggest purchase you make in a lifetime is your home. Northstar homes are worth every penny. If you are serious about quality and customer service, contact Lawrence or William to arrange a scheduled tour of our home."

SHELLEY B.- HAYWARD, WI

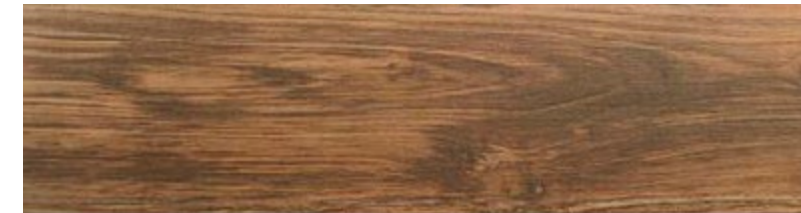




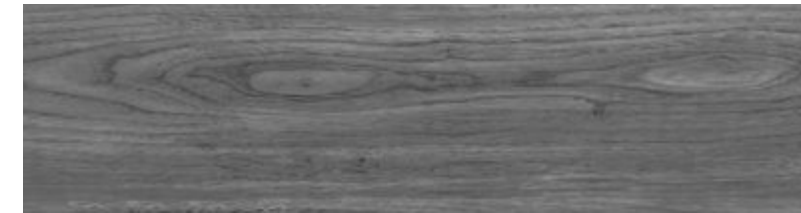
UPGRADE FLOORING OPTION



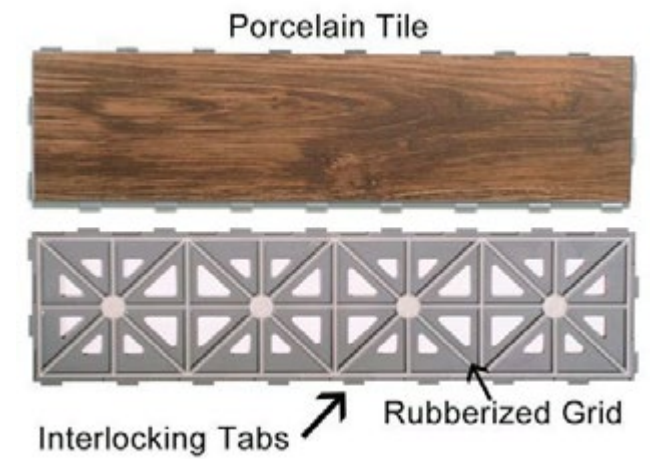
Natural | 6"x24"



Walnut | 6"x24"



Weathered Gray | 6"x24"



SNAPSTONE



UPGRADE FLOORING OPTION



DS34 | Slate Greige | 16"x16"



EL04 | Fossil | 16"x16"



RE43 | Light Greige | 16"x16"



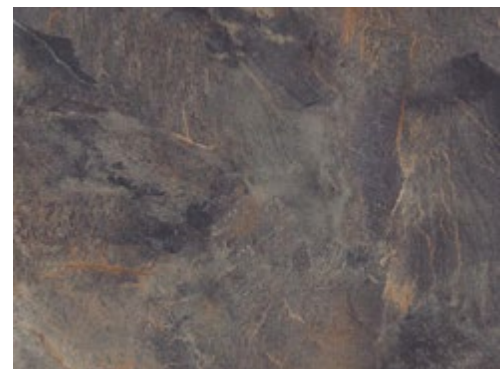
RE44 | Stormfront | 16"x16"



SL43 | Chocolate | 16"x16"



SL54 | Terra Slate | 16"x16"



VS36 | Stormy Night | 16"x16"

"The Luxury Ceramic Alternative"

DuraCeramic is inspired by nature and designed for your life. DuraCeramic floors are strikingly realistic and extremely practical with all the benefits of modern technology and innovation.

- DuraCeramic contains Scotchgard Protector™ which repels dirt and mess for easy cleaning and stain release
- Warm and comfortable underfoot
- Contributes to good indoor air quality as certified by Floor Score



FLOOR | WALL TILE

UPGRADE WALL FEATURE TILE OPTION



Lido



Certosa



Regale



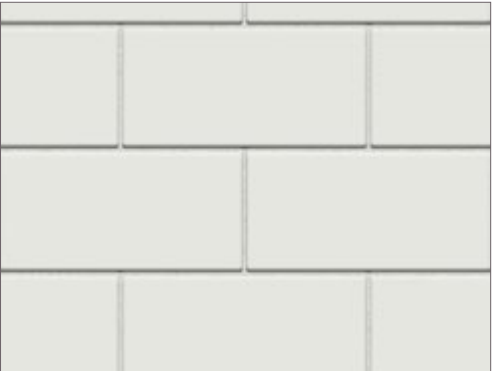
Emperado Split Face



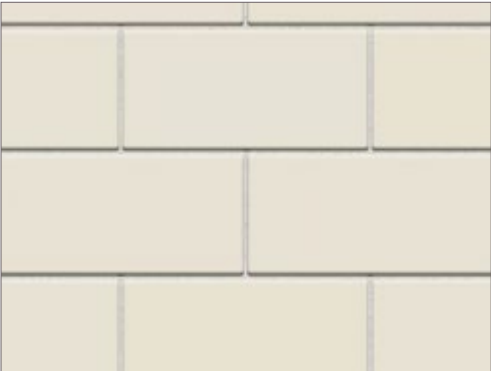
Norwood Pinwheel



Stackstone



White Gloss Subway Tile | 3"x6"



Bone Gloss Subway Tile | 3"x6"



Taupe Gloss Subway Tile | 3"x6"

UPGRADE FLOOR | WALL TILE OPTION

BAJA™ GLAZED CERAMIC



Sonora | 2"x2"



Sonora | 13"x13", 6"x6"



Tecate | 2"x2"

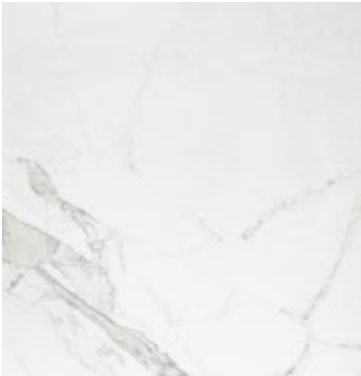


Tecate | 13"x13", 6"x6"

DUOMO™ GLAZED PORCELAIN



Bianchi | 2"x2"



Bianchi | 13"x13", 12"x24"

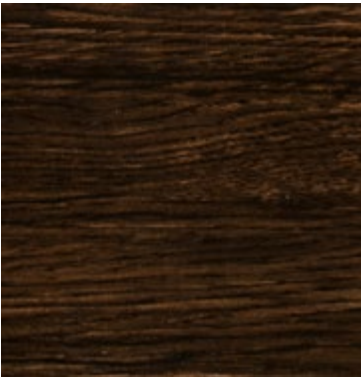
WOODWORK™ GLAZED PORCELAIN



Eugene | 6"x24"



Hillsboro | 6"x24"



Portland | 6"x24"



Salem | 6"x24"

MADERA™ GLAZED PORCELAIN



Beam | 12"x24"



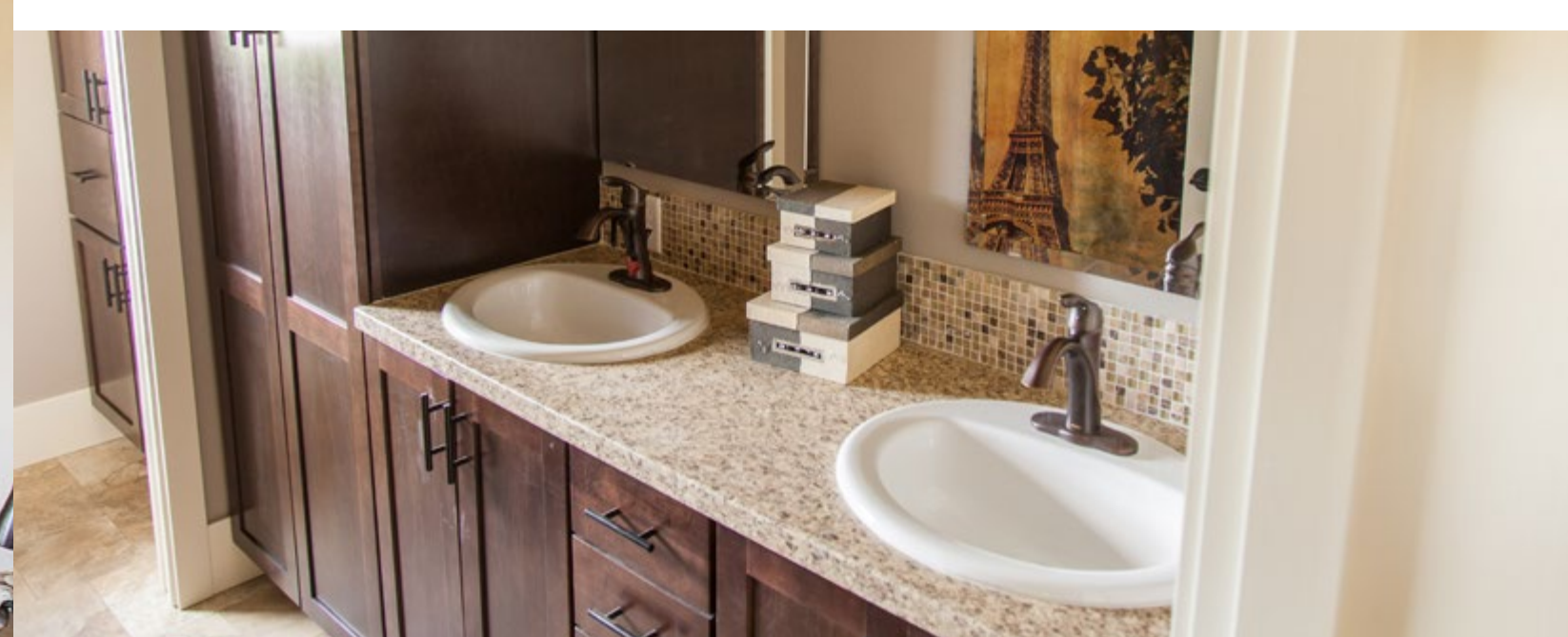
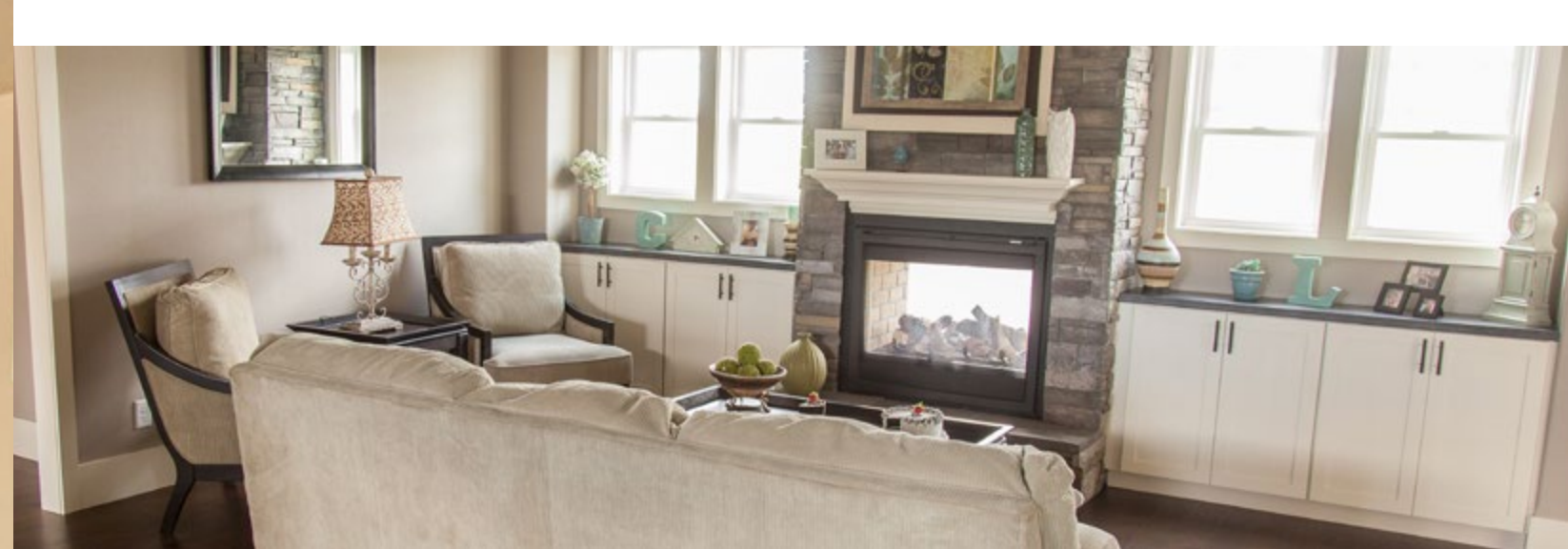
Log | 12"x24"



Lumber | 12"x24"



Timber | 12"x24"



MC mid continent
CABINETRY

Cabinetry is such an important part of your home, and here at Northstar we take that seriously! Every cabinet is custom ordered with the wood specie, door style & finish of your choice. Our supplier, Mid Continent Cabinetry, is a leader in the cabinetry market and produces cabinets that are as durable as they are beautiful! Expansive storage solutions and decorative accents ensure your space will be functional and uniquely breathtaking.



CABINETRY



WOOD SPECIES

O

OAK
Our standard wood specie, Oak, is characterized by its wide open grain patterns and extreme durability. Variations in grain pattern and color, small knots and pin holes are attributes of nature giving oak its distinctive beauty. Natural occurring color variation includes light tan and pink to medium dark red and brown with occasional green, yellow and black mineral streaks. These characteristics are more prominent in natural and lighter stain finishes.

M

MAPLE
Maple offers a smooth, closed grain pattern, generally off-white in color with varying tones of light pink and yellow-brown. Maple contains a natural resin that causes the wood to turn amber as it ages. This will be more noticeable with light stain finishes and is accelerated by exposure to natural light. Other natural occurring characteristics include small, light tan or dark mineral streaks that form when trees absorb minerals from the soil.

H

HICKORY
Hickory is known for its strength, open grain and distinctive color variation within each piece. Ranging from light to deep brown, Hickory's unpredictable color spread is especially noticeable in a natural or light finish, with darker stains mellowing the variation. The color variation, small pin holes and knots are naturally occurring and Rustic Hickory incorporates larger sporadic knots and pin holes. These characteristics are acceptable and not considered warranty defects from the soil.

RH

RUSTIC HICKORY
The term Rustic refers to using material that presents a more authentic country, rural feel to the cabinetry. The cabinets are designed to include large amounts of character elements in the wood.

RA

RUSTIC ALDER
Rustic Alder has a fine, straight-grain pattern and even texture. The color is a light brown with a reddish tinge that stains evenly. Rustic Alder includes character spots, knots, burls and blemishes which do not affect the product durability. As one of the softest hardwoods, alder can be easily dented or scratched. These characteristics are not considered warranty defects.

DOOR STYLE OPTIONS

STANDARD



Hartford
Standard Overlay
Flat Center Panel
Veneer

Available in:

O M H

UPGRADE STYLES



Concord
Full Overlay
Flat Center Panel
Veneer
Requires Pulls

Available in:

O M



Towne
Full Overlay
Raised Center Panel
Veneer
Requires Pulls

Available in:

O M H



Duncan
Full Overlay
Raised Center Panel
Solid Wood
Requires Pulls

Available in:

O M H RH RA

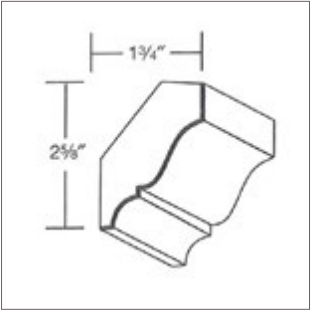


Jacobsen
Full Overlay
Flat Center Panel
Solid Wood
Requires Pulls

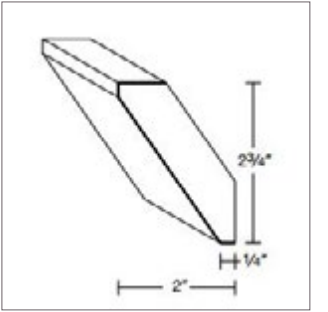
Available in:

O M H RH RA

STANDARD CROWN MOULDING OPTIONS



Classic



Shaker

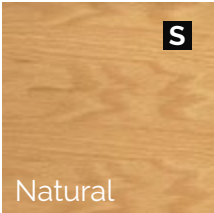
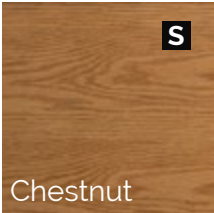
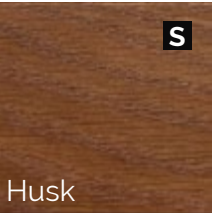
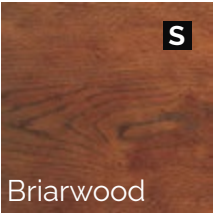
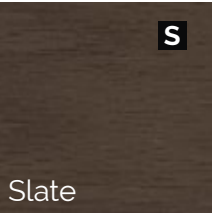



Full Overlay Door Styles Feature Awesome Upgrades!

- 5/8" Wood Dovetail Drawer Box with full extension under-mount soft close glide system!
- Drawer sides, front and back, are constructed of 5/8" solid wood featuring dovetail construction.
- Wood drawer bottoms are 5.2 mm wood veneer.
- Drawer glides and roll out glides (WD) are certified up to 100 lb.
- Standard Quiet Close Hinge that is adjustable to light, medium, or heavy soft close action on all doors!

CABINETRY FINISH OPTIONS

OAK
STANDARD

 <div>S</div> <div>Natural</div>	 <div>S</div> <div>Chestnut</div>	 <div>S</div> <div>Husk</div>	 <div>S</div> <div>Briarwood</div>	 <div>S</div> <div>Slate</div>	 <div>S</div> <div>Espresso</div>
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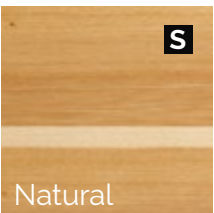
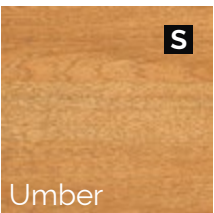
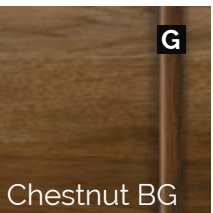
UPGRADE
GLAZE
FINISH

 <div>G</div> <div>Natural CG</div>	 <div>G</div> <div>Chestnut CG</div>	 <div>G</div> <div>Cranberry BG</div>
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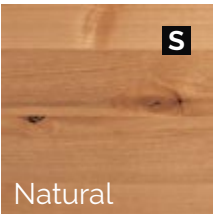
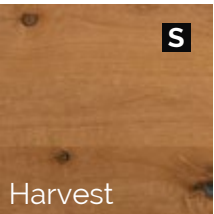
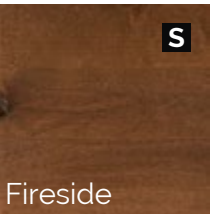
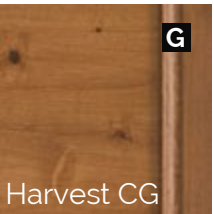
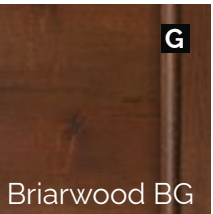
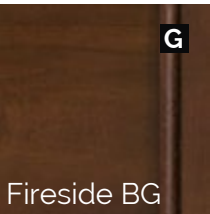
MAPLE
UPGRADE



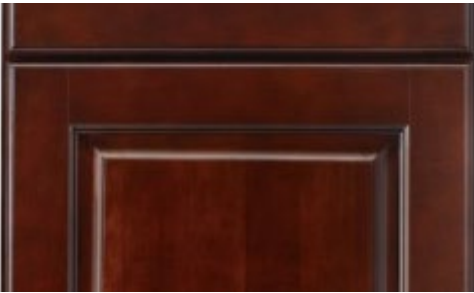
 <div>S</div> <div>Natural</div>	 <div>S</div> <div>Suede</div>	 <div>S</div> <div>Sundance</div>	 <div>S</div> <div>Briarwood</div>	 <div>S</div> <div>Fireside</div>	 <div>S</div> <div>Espresso</div>
 <div>G</div> <div>Suede CG</div>	 <div>G</div> <div>Briarwood BG</div>	 <div>G</div> <div>Cranberry BG</div>	 <div>P</div> <div>White</div>	 <div>P</div> <div>Antique White</div>	 <div>P</div> <div>Flint</div>

HICKORY
UPGRADE

 <div>S</div> <div>Natural</div>	 <div>S</div> <div>Umber</div>	 <div>G</div> <div>Umber CG</div>	 <div>G</div> <div>Chestnut CG</div>	 <div>G</div> <div>Chestnut BG</div>	 <div>G</div> <div>Briarwood BG</div>
---	---	--	--	---	--

RUSTIC ALDER
UPGRADE

 <div>S</div> <div>Natural</div>	 <div>S</div> <div>Harvest</div>	 <div>S</div> <div>Fireside</div>	 <div>G</div> <div>Harvest CG</div>	 <div>G</div> <div>Briarwood BG</div>	 <div>G</div> <div>Fireside BG</div>
---	---	--	---	--	---

		
<div>S</div> <div>Stains are transparent and accent the natural beauty and distinctive grain of your cabinets.</div>	<div>P</div> <div>Paint is an enamel finish which provides solid coverage and a smooth satin sheen for a time-less look.</div>	<div>G</div> <div>Glaze is applied over the top of a base stain and then hand wiped for a unique finish. This creates a patina which enhances the color and character of the cabinets.</div>



Series B Pull | 4 5/8"
Satin Nickel



Series B Pull | 4 5/8"
Dark Bronze



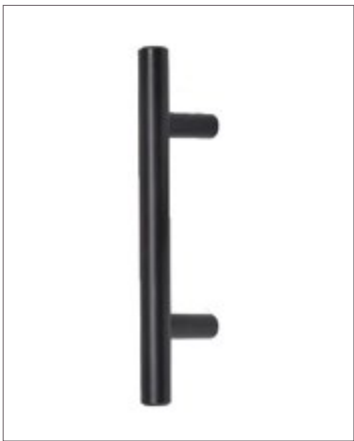
Series F Pull | 4 1/8"
Satin Nickel



Series F Pull | 4 1/8"
Dark Bronze



Skyline Pull | 5 3/8"
Satin Nickel



Skyline Pull | 5 3/8"
Dark Bronze



Bin Pull | 3"
Satin Nickel



Bin Pull | 3"
Dark Bronze



Tulip Knob | Satin Nickel



Tulip Knob | Dark Bronze



Skyline Knob | Satin Nickel



Skyline Knob | Dark Bronze

ACCESSORIES



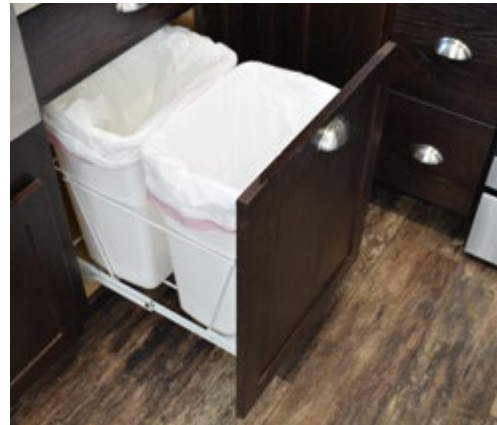
Knife Drawer
Available in: 15", 18", 21"



Roll-out Trays
Available in all base cupboard sizes



Wall/Base Pull-out Cabinet
Available in: 9", 12"



Trash Basket
Available in: 15", 18", 21"



Super Lazy Susan
Available in: 33" or 36" Base Corner
24" Wall Corner



2 Tier Cutlery Divider
Available in: 15", 18", 21", 24"



LED Undercabinet Lights
Custom Lengths as needed



Mixer Shelf
Available in: 18", 21", 24" full height
base cabinets



Spice Rack Kit
Available in: 9", 12", 15"



3 Drawer Pots & Pans Base
Available in: 30", 33", 36"



Heavy Duty Bread Board
Available in: 18", 21", 24"



Pantry Kit Door Rack
Available in: 18", 24", 36"



Tilt Out Tray
Available in: 11", 14"

We provide the
design, customization
and options to turn
your dream home
into a reality!



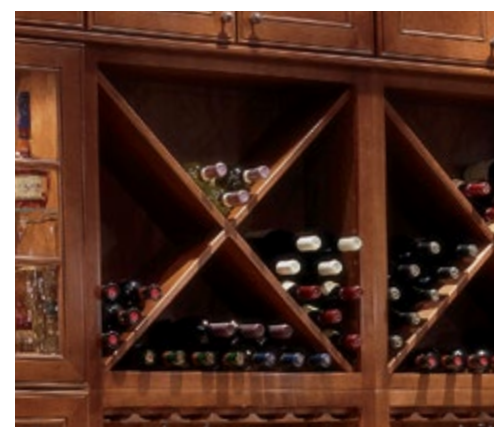
Tray Divider
Available in: 9", 12"



3 Drawer Base Cabinet
Available in: 12", 15", 18", 21", 24", 27"



Stem Glass Holder
Available in: 30", 36"



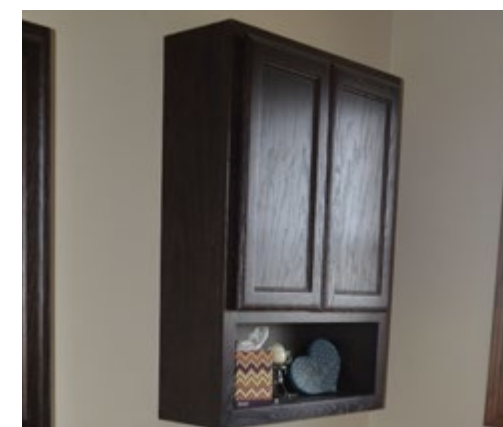
Wine Storage Cabinets
Available in: 24", 30"



Mirrored Medicine Wall Cabinet



**Recessed Mirrored Medicine
Wall Cabinet**



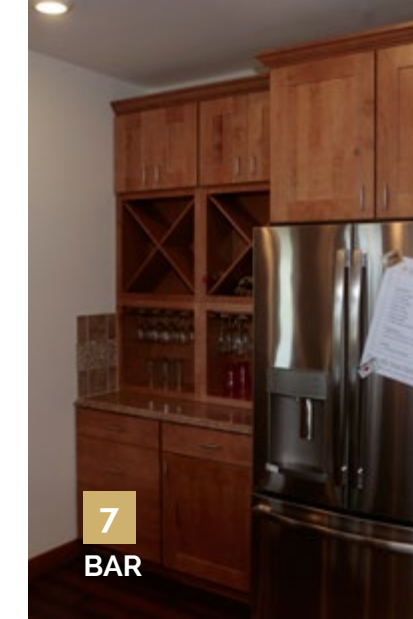
Toilet Topper



1
OFFICE



5
PANTRY/BAR



7
BAR



8
ENTRY BENCH



2
BOOT BENCH/DROP ZONE



3
BOOT BENCH/DROP ZONE



4
BAR/CHINA HUTCH



6
ENTRY BENCH



9
BOOT BENCH/DROP ZONE

"We purchased a Northstar Systembuilt home two years ago. Having previous experience in both remodeling a home and building a home traditionally, I can say the experience of building a home with Northstar was far superior. The services they offered beginning with designing a blueprint to fit our needs, finish and design choices, and even an offer to come to the factory to see our home being built made us feel like we were a part of the process from beginning to end. It was such a quick process, too. It was only a matter of months from concept to the final product. Several engineers in my family have seen our home and commented on the quality of the building. Other people seeing it for the first time have inquired about our builder. I can confidently recommend Northstar to build any home."

CATHY J. - ZUMBROTA, MN





COUNTERTOPS

ABOUT

Q

QUARTZ

This highly rated surface offers unique patterns and uniform color and patterning. Quartz surfaces are man made of 85%-95% crushed quartz with a resin binder. They are highly scratch resistant, non-porous and very resistant to bacteria. Quartz is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

HanStone® Quartz

G

GRANITE

Favored for its exquisite natural beauty, granite is highly durable! It offers excellent stain, scratch and heat resistance. With its highly polished finish and truly unique color it is a very popular option that brings added value to your home. Granite is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

Granite

S

SOLID SURFACE

This durable surface is easy to mix and match as it has a consistent and uniform color and pattern with a matte finish. It is a manmade product using acrylic or polyester plastics. Although this surface can be scratched easily, it can be sanded for a like new appearance. Solid Surface is an upgrade countertop and you can visit our website or dealers to view colors and edge profiles available.

HI-MACS®

L

LAMINATE

Laminate is the most affordable countertop option that also offers durability and stain resistance. It is non-porous and easy to keep clean and has very consistent color options. The color options and patterns are nearly endless. View our standard and upgrade color choices at your nearest dealer or on page 77 of this brochure. Laminate is our standard countertop option.

 **Wilsonart®**



 **Dimensions**
INDUSTRIES

C

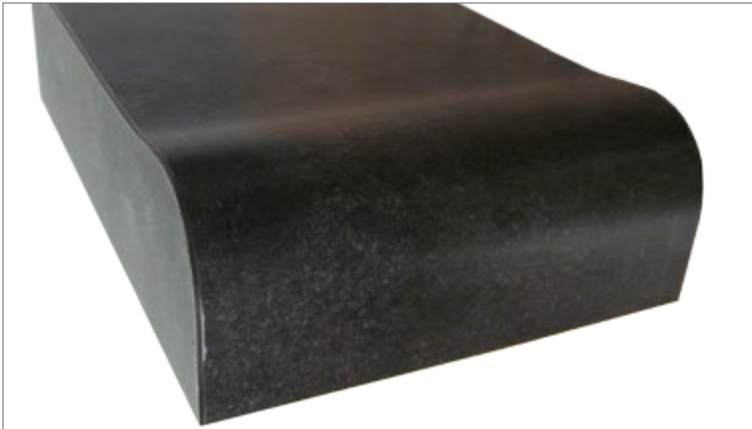
CULTURED MARBLE

Cultured marble is a blend of stone particles and resins that are combined with pigments to produce a natural looking match to a marble or solid surface look. The sink bowl is integrated seamlessly with the countertop and comes in one piece. Cultured Marble is another standard countertop option and colors and bowl types are shown on page 78 of this brochure.





STANDARD EDGE PROFILE



CAPRICE | No Drip Edge

UPGRADE EDGE PROFILE



CRESCENT | Soft Curves at Top & Bottom

UPGRADE EDGE PROFILES



ORA | 1/8" Radius Full-Wrap Edge (Unavailable in solid colors.)



NOVA | 180° Wrap Edge



BEVELED | 45° Angle Cut

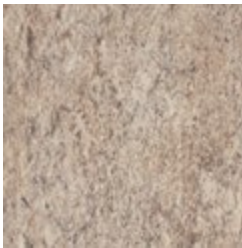


VALENCIA | Full-Wrap Ogee

STANDARD COLOR OPTIONS



4882-38
Oiled Soapstone



4929-38
Bordeaux Juparana



4932-38
Golden Juparana



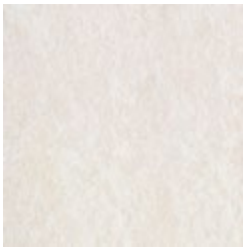
4726-60
Milano Quartz



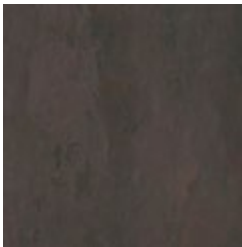
4904-38
Desert Springs



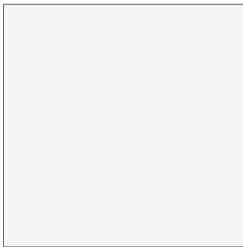
4656-60
Bronze Legacy



4170-60
Beige Pampas



4888-38
Rustic Slate



1573-60
Frosty White



4725-60
Milano Brown-Std



4588-60
Kalahari Topaz



4835-38
Tumbled Roca



8849-58
Natural Teak



8845-58
Bleached Legno



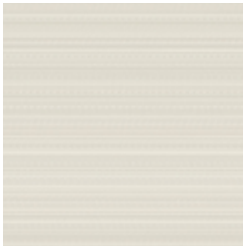
8848-58
Blackened Legno



0204-58
Butcherblock
Maple

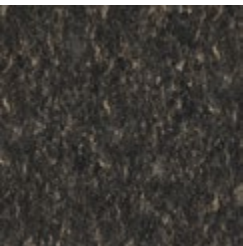


Y0461-60
Detroit Concrete



4996-38
High Rise

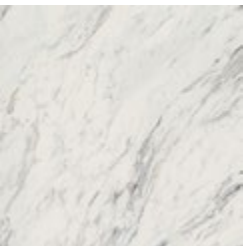
UPGRADE COLOR OPTIONS



4595-52
Bahia Granite



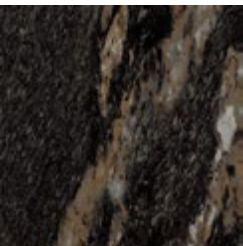
4923-52
Madura Gold



4925-7
Calcutta Marble



1870-55
Cosmos Granite



1880K-35
Magnata



4955-22
Cafe Di Pesco



1832-35
River Gemstone



1871-35
Golden Romano



1822-35
Bella Capri



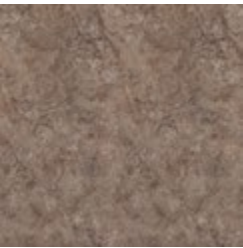
1799-7
Ebony Fusion



1826-35
Sedona Trail



1820-35
Bella Noche



4921-52
Madura Garnet



6477-NG
Seasoned
Planked Elm



7973-12
Old Mill Oak



Y0468K-12
Antique Barrel



4725-52
Milano Brown-Qry



1875-35
Summer Carnival

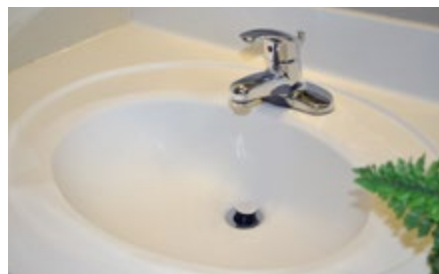


CULTURED MARBLE VANITY TOPS

STANDARD



White



Elegance Bowl Profile



Wave Bowl Profile

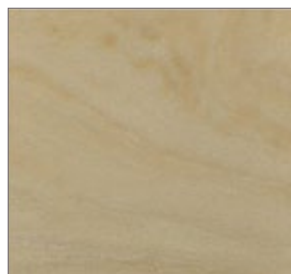
UPGRADE COLORS



Alabaster



Blackstone



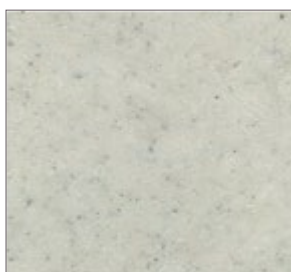
Coffee



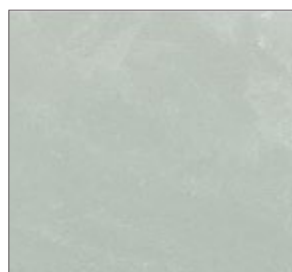
Cream



Glacier



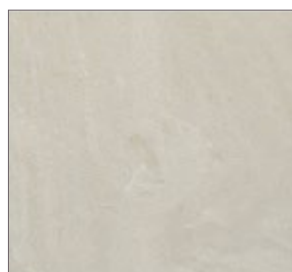
Grecian



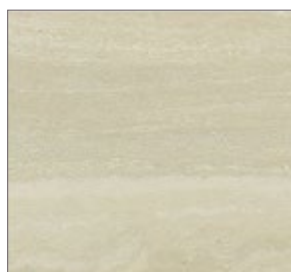
Ice Gray



Linen



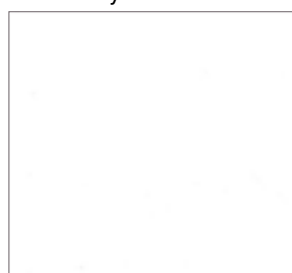
Lt. Taupe



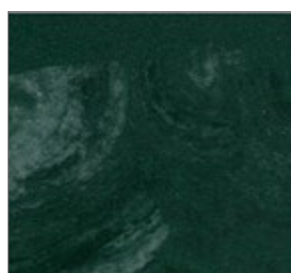
Parchment



Sand Dollar



Snow



Timberline



Tusk





SINKS

STANDARD



KITCHEN
Stainless Steel Top Mount
Double Bowl Sink - 8" Deep



BATHROOM
Top Mount
Single Bowl Sink



LAUNDRY
Stainless Steel Top Mount Sink
Single Bowl

UPGRADE OPTIONS



KITCHEN
Stainless Steel Under Mount
Double Bowl Sink - 8 1/2" Deep



KITCHEN
Swanstone Dual Mount
Double Bowl Sink - 10" Deep
Available in: Black Galaxy or
Bermuda Sand (Pictured)



KITCHEN
Stainless Steel Farm Sink
Single Bowl - 9" Deep



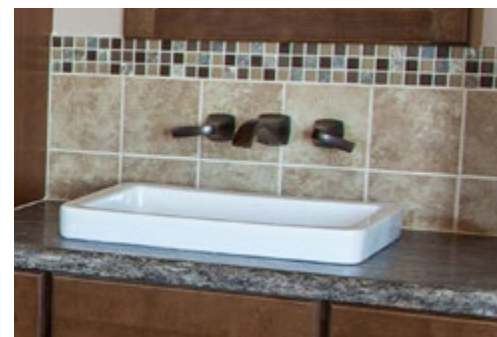
KITCHEN
Stainless Steel Farm Sink
Double Bowl - 9" Deep



KITCHEN
Acrylic Farm Sink
Double Bowl - 10" Deep
Available in White or Black (Pictured)



BAR
Stainless Steel Top Mount
Single Bowl Sink - 6" Deep



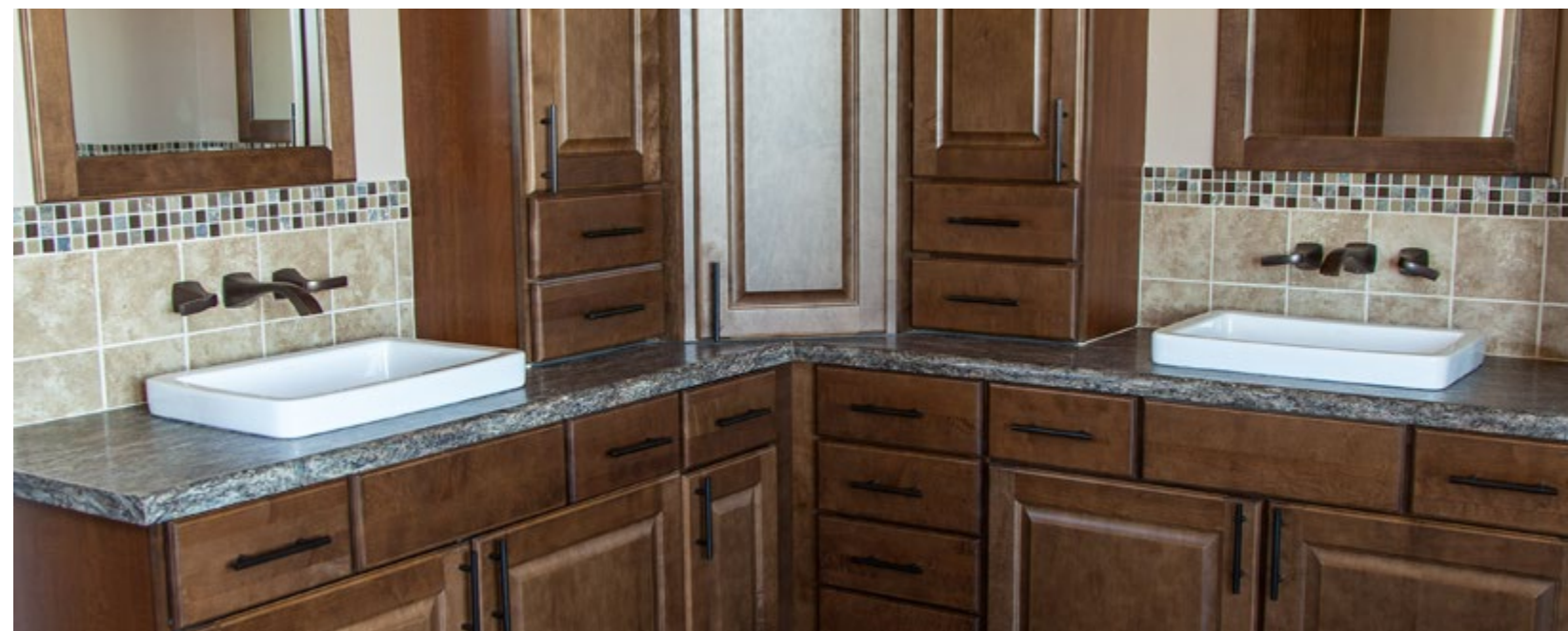
BATHROOM
Semi-Recessed Rectangular
China Single Bowl Sink



BATHROOM
Wall-Mount, ADA Accessible
China Single Bowl Sink



LAUNDRY
White Fiberglass Top Mount Sink
Single Bowl - 13" Deep





FAUCETS

STANDARD



KITCHEN
Chrome



BATH
Chrome



TUB/SHOWER
Chrome



LAUNDRY
Chrome



UPGRADE OPTIONS



KITCHEN
Satin Nickel



BATH
Satin Nickel



TUB/SHOWER
Satin Nickel



KITCHEN
Bronze



BATH
Bronze



TUB/SHOWER
Bronze



LAVATORY
Wall Mount Faucet
Chrome, Satin Nickel or Bronze



BATH
Roman Tub Faucet
Chrome, Satin Nickel or Bronze



BATH
Clawfoot Tub Faucet
Chrome, Satin Nickel or Bronze



SHOWER
Rain Showerhead
Chrome, Satin Nickel or Bronze



SHOWER
Handheld
Chrome, Satin Nickel or Bronze



SHOWER
Body Sprays
Chrome, Satin Nickel or Bronze



LAUNDRY
Satin Nickel or Bronze



BAR
Chrome, Satin Nickel or Bronze



KITCHEN
Potfiller
Chrome, Satin Nickel or Bronze



BATH ACCESSORIES

MIRRORS



Standard - Beveled Edge



Upgrade - Wood Framed
24"x36"
(Stained to match Vanity)



Mirrored Medicine Wall
Cabinet



Recessed Mirrored
Medicine Wall Cabinet

SHOWER RODS



Straight Shower Rod
Satin Nickel | Dark Bronze



Curved Shower Rod
Satin Nickel | Dark Bronze

HEATED TOWEL BARS



23"Wx31"H Hardwired
Chrome



23"Wx31"H Hardwired
Satin Nickel



23"Wx31"H Hardwired
Dark Bronze

GRAB BARS



Available in 18", 36", 42"
Satin Nickel or Bronze

SKYLINE SATIN NICKEL PACKAGE



Towel Bar



Towel Ring



Paper Holder



Robe Hook

SKYLINE DARK BRONZE PACKAGE



Towel Bar



Towel Ring



Paper Holder



Robe Hook

SEA CLIFF SATIN NICKEL PACKAGE



Towel Bar



Towel Ring



Paper Holder



Robe Hook

SEA CLIFF DARK BRONZE PACKAGE



Towel Bar



Towel Ring



Paper Holder



Robe Hook



PLUMBING FIXTURES

TOILETS



Standard



Upgrade - Tall Elongated

mansfield.
MADE FOR REAL LIFE.

STANDARD TUB/SHOWER UNITS



36", 48", 60" Fiberglass Shower Units
(As per plan requirements)



60" Wide Fiberglass Tub/Shower Unit
(Left or right hand plumbing available.)

UPGRADE SHOWER UNITS



ADA Shower Unit
62"W x 37" D x 78 7/8" H

Includes:

- 3/4" threshold
- Grab Bars
- Fold up Seat
- Hand-held shower with 24" Slide bar
- Stainless Steel Curtain Rod

SaloTM
Mfg. Inc.

UPGRADE TILE SHOWER OPTIONS

Choose tile options from pages 60-61 when ordering your shower. Showers can be customized to fit any size bathroom floor plan or layout. Choose from a fiberglass or a tile base.



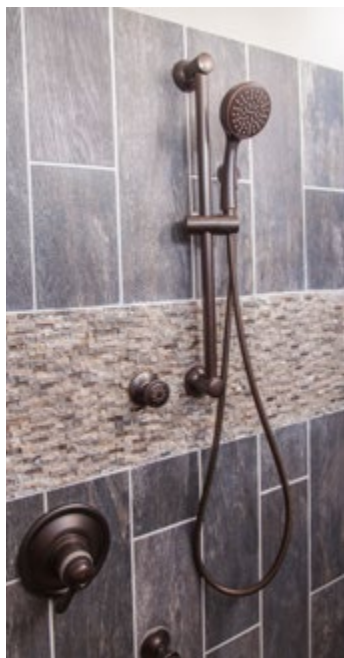
U Shaped



Walk-In



Corner



Feature Tiles

UPGRADE SHOWER DOOR OPTIONS*



NEO Angle Shower Door



Sliding Shower Door



Hinged Shower Door

*Custom frameless glass panel options available upon request.

UPGRADE TUB OPTIONS



Contemporary Free Standing Tub



Clawfoot Free Standing Tub
(Feet available in Chrome, Satin Nickle, Bronze)



Rectangle Drop-In Tub 36"W x 72"H
Available as a soaker or whirlpool. Optional Heater Kit
Includes Cabinetry Surround as pictured below.



Corner Drop-In Tub 60" or 54" Option
Available as a soaker or whirlpool. Optional Heater Kit
Includes Cabinetry Surround as pictured below.





STANDARD INTERIOR LIGHTING



75942-962 SN, Ceiling



41036-999 SN, Sconce



40011-773 SN, Vanity

UPGRADE INTERIOR LIGHTING



61940-962 SN Pendant



35940-962 SN, Chandelier



6" LED Downlight



4" LED Downlight

UPGRADE INTERIOR LIGHTING



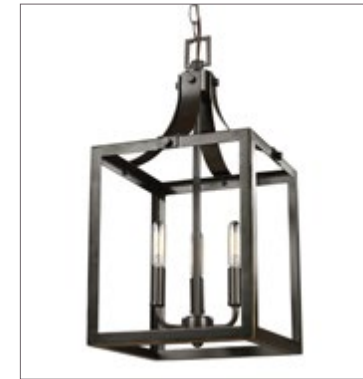
75942-782



77160-962 SN, Ceiling/Foyer



71160-839 Black, Ceiling/
Foyer



5140603-782 DB, Foyer



61940-782 DB, Pendant



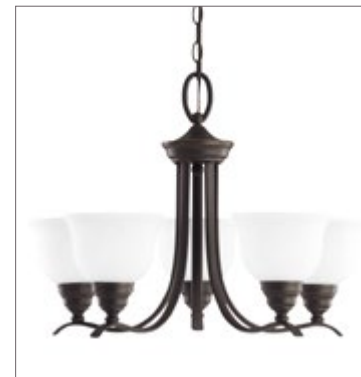
61160-962 SN, Pendant



61160-839 Black, Pendant



6114501-782 DB, Pendant



31626-782 DB, Chandelier



31161-962 SN, Chandelier



31161-839 Black,
Chandelier



6114504-782 DB,
Chandelier



UPGRADE INTERIOR LIGHTING



41036-999 DB, Sconce



44160-962 SN, Sconce



441160-839 Black, Sconce



4414501-782 DB, Sconce



44627-782 DB, Vanity



41162-962 SN, Vanity



41162-839 Black, Vanity



4414503-782 DB, Vanity

UPGRADE CEILING FANS



15030-962 SN 52"



15030-782 DB, 52"



15030-839 Black, 52"



16148BL-962 SN Light Kit



16148BL-782 DB Light Kit



16148BL-839 Black Light Kit

EXTERIOR LIGHTS



STANDARD 8592-12, Black
W: 4 1/4" H: 8 1/4"



UPGRADE 8592-71 Ant.
Bronze W: 4 1/4" H: 8 1/4"



UPGRADE 8468-12, Black
W: 7" H: 20 1/4"



UPGRADE 8468-15, White
W: 7" H: 20 1/4"



UPGRADE 8468-965, SN
W: 7" H: 20 1/4"



UPGRADE 8883-08, DB
W: 7" H: 20 1/4"





ELECTRICAL

STANDARD INTERIOR SWITCHES & OUTLETS



Toggle Switch



Outlet



White Covers

UPGRADE SWITCH & OUTLET OPTIONS



Light Almond Covers



Gray Covers



Brown Covers



Dimmer Switch

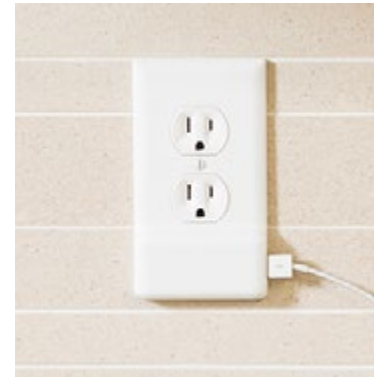
UPGRADE SWITCH & OUTLET OPTIONS



Motion Light Sensor



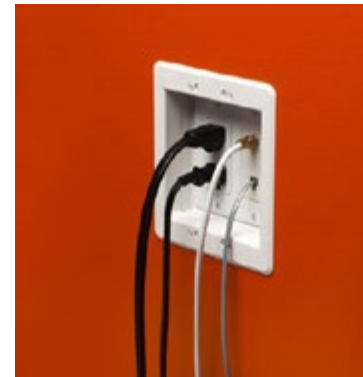
Light Up Outlet



USB Charging Outlet



Z-Wave Unity Kit (Includes two switches.)



Recessed Media Box

UPGRADE AUDIO PACKAGE

2 Room or 4 Room Single or Multiple Source A-BUS Audio Package's available.

Package Includes:

- Volume Controls
- Interface & Hub
- 6/5" In-Ceiling Speakers



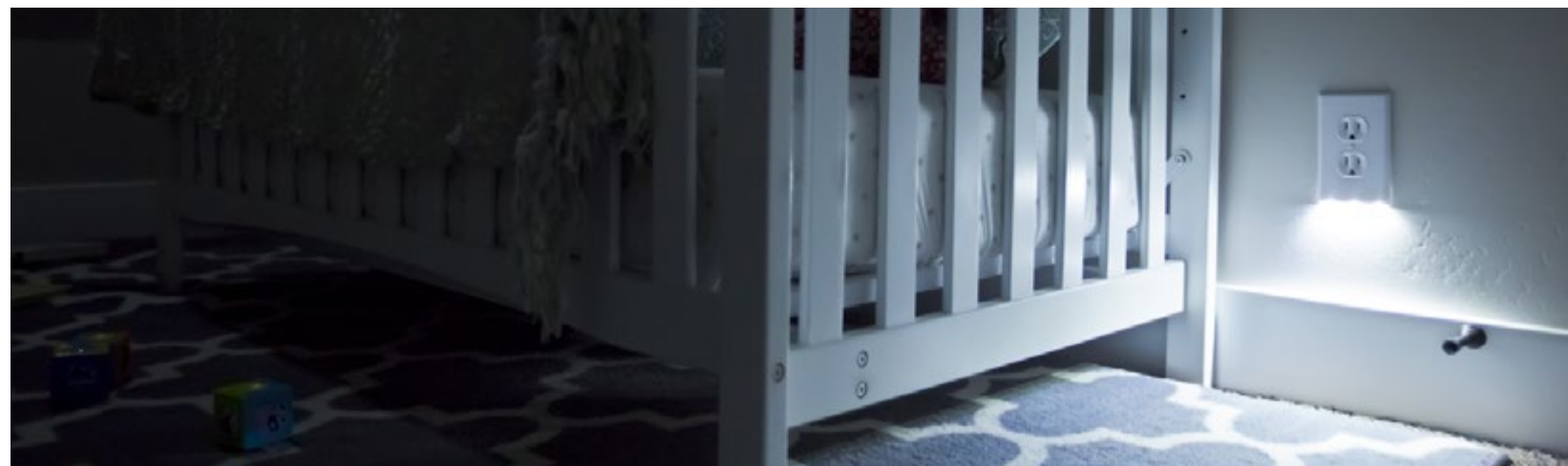
Volume Control



Interface/Hub



In-Ceiling Speakers



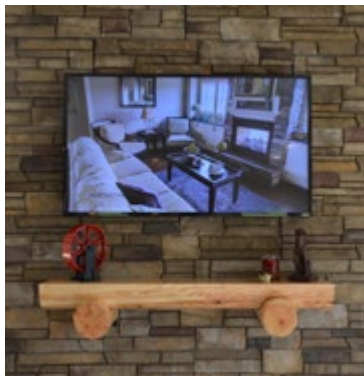


FIREPLACES

MANTLE OPTIONS



Barnwood



1/2 Log



Traditional Shelf (MDF or Oak, Stain or paint)



Kenwood (Oak or Maple, Stain or paint)*



Wescott (MDF-Paint only)*



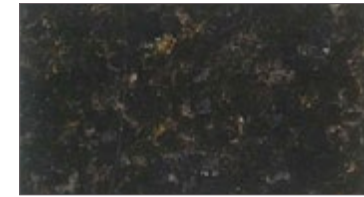
Battlefield (MDF, Maple or Knotty Alder)*

*These mantles cannot be used with a wood burning fireplace.

STONE SURROUND OPTIONS



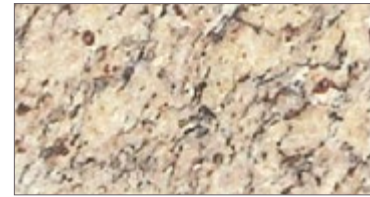
Absolute Black Granite



Green Granite



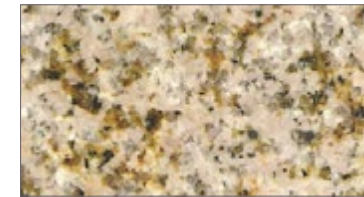
Caledonian Granite



New Venetian Granite



Tan Brown Granite



Wheatfield Granite



Slate Tile

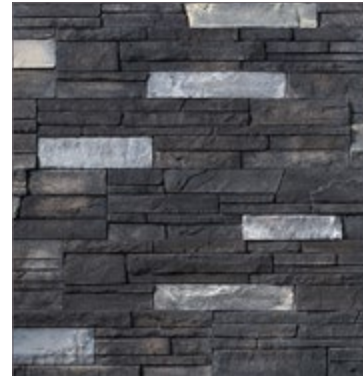


Beige Marble



Marron Brown Marble

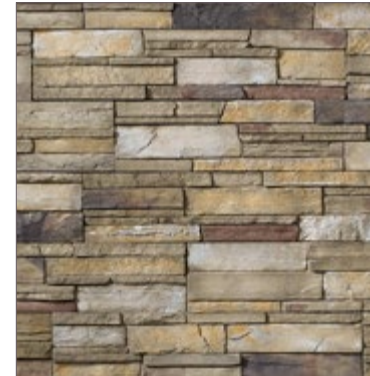
VERSETTA STONE OPTIONS



Graphite



Mission Point

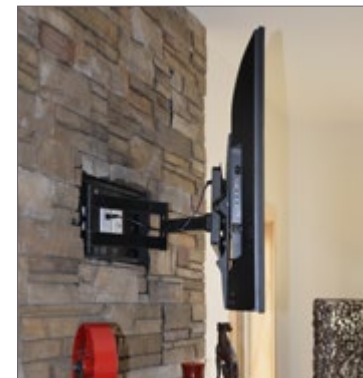


Plum Creek



Sterling

ADDITIONAL OPTIONS



Adjustable TV Bracket



FIREPLACE OPTIONS



HEATILATOR MDV3732 DIRECT VENT

Gas Fireplace

- Standard blower and remote control provide efficiency and convenience
- Adjustable flame height allows you to control heat output. In case of a power failure, standard IntelliFire™ ignition with battery back-up will continue to operate
- Standard ANSI-compliant firescreen eliminates glass glare and provides a measure of protection from accidental contact



HEAT & GLO TWILIGHT II

Gas Fireplace

Add warmth and fireside views to two spaces—with one fireplace. Enjoy the fire yearlong, from either side.

- Unique indoor/outdoor viewing for increased fireside views
- No chimney or venting required, blending your fireplace effortlessly into your outdoor space
- IntelliFire™ Ignition System with wall switch constantly monitors ignition and ensures safe functioning
- 36" wide fireplace adds enjoyment to your space



HEAT & GLO SIMPLIFIRE

Electric Fireplace

- 100% efficient, adjustable heat that costs just pennies an hour to operate
- Enjoy the ambiance with or without heat
- Never replace bulbs thanks to LED flame technology
- Intuitive, multifunction remote for control at your fingertips
- Zone heat your space to remain comfortable, while reducing your monthly bills



HEATILATOR SC60

Wood Fireplace

The SC60 produces and distributes warmth incredibly well. These large wood fireplaces featuring four stainless steel tubes and a strong blower, move heat out into the room. An air kit and flue damper let you control the flames and heat output to match your mood.

- 36" viewing area. Choose from optional bi-fold glass doors or air-tight cabinet doors
- Fully insulated firebox with masonry-style panel
- Available with 1/2 log, barnwood, or traditional shelf mantles only.



"My search for a home started when I relocated to SW Minnesota....In the winter! I never thought building a home was even an option, not only cost concerns but turnaround time! We set up an obligation free consultation with Northstar. It was warm and welcoming. They invested countless hours into making my home a reality. There were no 'here are your options, now choose one', it was 'what do you want?' or 'how can I get it done for you?'. I got my dream home and my Cambria countertops by working through Northstar and their local dealer, Factory Home Center. I cannot speak highly enough of the team at Northstar. Thank you so much."

JODY G. – WABASSO, MN





Through ingenuity and innovation, GE appliances answer real-life needs, define trends, simplify routines and upgrade the look and feel of the living space. Next generation features are solving real-life needs. With a forward-thinking tradition that spans over 100 years, today's GE appliances sync perfectly with the modern lifestyle.

Most appliances can be ordered in White, Black, Slate or Stainless Steel - contact us for a price quote on a color if it is not pictured.



STANDARD BLACK APPLIANCE PACKAGE



JNM3163DJBB
Over the Range Microwave
1.5 cu ft, 300 cfm, 950 watt,
non vented



JB625DKBB
30" Free-Standing Electric
Range
Glass Cooktop, Self Clean



GBE21DGKBB
Refrigerator
20.3 cu ft, Bottom Freezer



GSD4000KBB
Dishwasher
5 Cycle

UPGRADE STAINLESS PACKAGE



JNM3163RJSS
Over the Range Microwave
1.5 cu ft, 300 cfm, 950 watt,
non vented



JB625RKSS
30" Free-Standing Electric
Range
Glass Cooktop, Self Clean



GSE25GSHSS
Refrigerator
24.74 cu ft, Side-by-Side,
Ice & Water



GSD4060KSS
Dishwasher
5 Cycle

PREMIUM STAINLESS PACKAGE



PVM9215SKSS
Over the Range Microwave
2.1 cu ft, 400 cfm, 1000
watt, vented



JB625RKSS
30" Free-Standing Electric
Range
Glass Cooktop, Self Clean



GFE26GSKSS
Refrigerator
25.7 cu ft. Lower Freezer,
Ice & Water



GDF510PSJSS
Dishwasher
4 Cycle, GE Advanced
Wash System



UPGRADE STAINLESS CHEF'S PACKAGE



CEB1599SJSS
Countertop Microwave
1.5 cu ft, 1000 watt



JX9153SJSS
Trim Kit for Built-in Micro
(Fits CEB1599SJSS)



JT3000SFSS
Built-in Wall Oven &
Cabinet 30", 5.0 cu ft.
(Pictured with Built-In Micro)



JP3030SJSS
Electric Cooktop
30", Ceramic Glass



PV970NSS
Euro Vent Hood
30" Wall Mount, 2 speed
fan control, light



GFC535V
Garbage Disposal
1/2 HP, Continuous Feed,
Plug-In



GFE26GSKSS
Refrigerator
25.7 cu ft. Lower Freezer



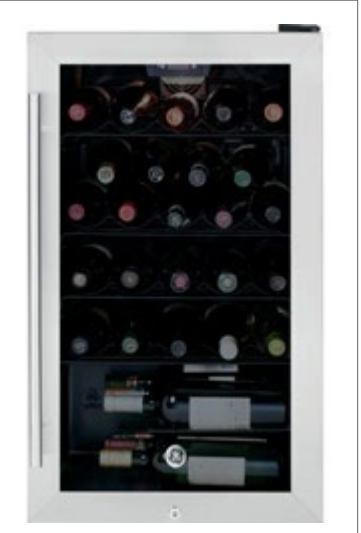
GDF510PSJSS
Dishwasher
4 Cycle, GE Advanced
Wash System

OTHER UPGRADE APPLIANCE OPTIONS

Mix, match and create your custom appliance package using any of the appliances shown below and/or in the packages.



FGRU19F6QF
Frigidaire Refrigerator
19 cu ft.



GWSO4HAESS
Wine Fridge



GVS04BD
Wine or Beverage Fridge

OTHER UPGRADE APPLIANCE OPTIONS



GCE06GS
Compact Fridge



JGB635REKSS
30" Free-Standing Gas
Range, Self Clean



JB700SJSS
30" Free-Standing Electric
Convection Range
Self Clean



JB860SJSS
30" Free-Standing Electric
Double Convection Range
Self Clean



JT5000SFSS
Built-In Convection Wall
oven, 5.0 cu ft



JGP333SETSS
Gas Cooktop
30", Deep-recessed



JVX3300SJSS
Cabinet Mount Vent Hood
30", 2 Speed Fan Control &
Light



RF500
Broan Fan, 500 CFM, Light,
3 Speed control, Stainless
Steel Finish (To be used
inside of Wood Hood's (See
example photo below)





WATER HEATERS & FURNACES

LUXAIRE® FURNACE PACKAGES

Each package is individually engineered to suit your custom home. Luxaire® systems are a great product and backed by some of the best warranties in the business. Just let your dealer know that you would like a furnace system installed and Northstar will handle it from there. We even go as far as checking the elevation of your home and adding a high altitude pressure switch if needed!



THERMOSTATS



STANDARD
Low Voltage, Programmable Thermostat



UPGRADE
Z-Wave Touch Screen Programmable Thermostat



AO SMITH® WATER HEATERS

ProMax® is an economical water heater designed for households that need an exceptional performer and provides long-lasting value. All ProMax® water heaters have a six year limited tank and parts warranty.



ELECTRIC
Available in:
ENS-40 - 40 Gallon
ENS-50 - 50 Gallon



NATURAL GAS | PROPANE | LP
Available in:
GCRL-40 - 40 Gallon
GCRL-50 - 50 Gallon





CLOSETS

STANDARD

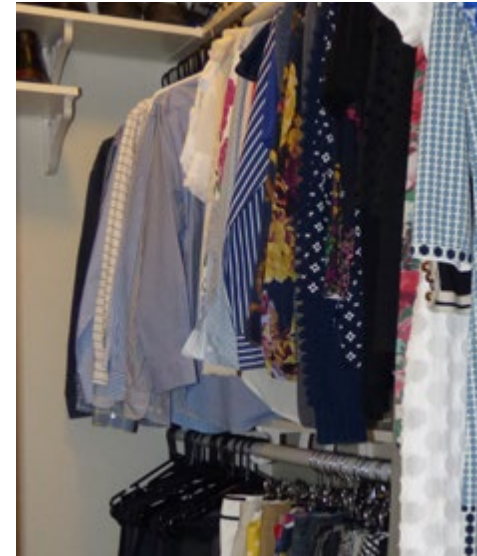


Bedrooms - one level of wood shelving, with built-in hanging rail



Linen - three levels of wood shelving
Pantry - five levels of wood shelving

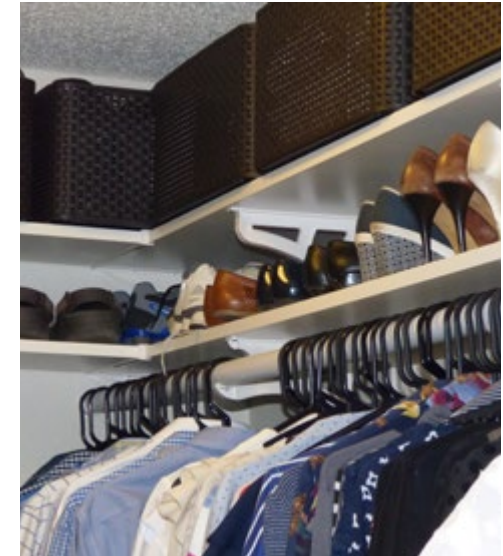
UPGRADE OPTIONS



Double Rod



Shelf Tower



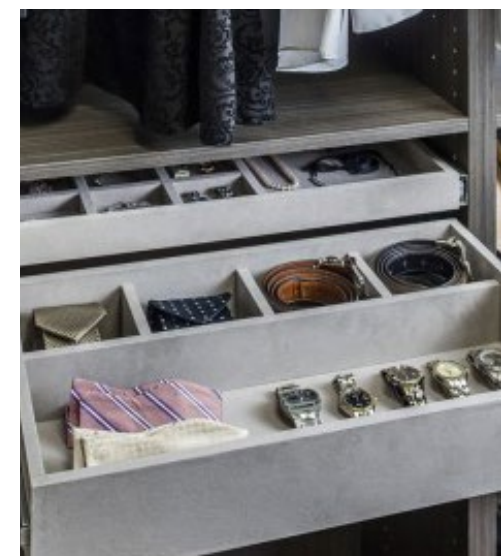
Double Shelf



Wire Pull-out Basket



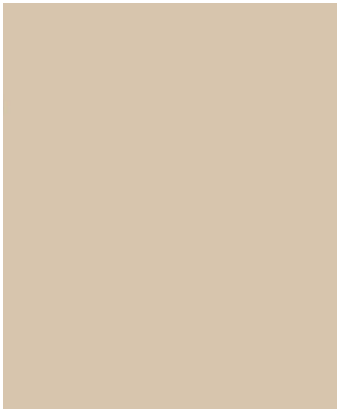
Pull-out Clothes Hamper



5 Compartment Jewelry Organizer



WALL COLOR, OUTLETS & SWITCHES



Kilim Beige



Light Almond Covers

INTERIOR DOORS & CABINETRY



A6 Knotty Pine Doors



Rustic Hickory Duncan Cabinetry

BRONZE LIGHTING & PLUMBING



75942-782



41036-999 DB, Sconce



44627-782 DB, Vanity



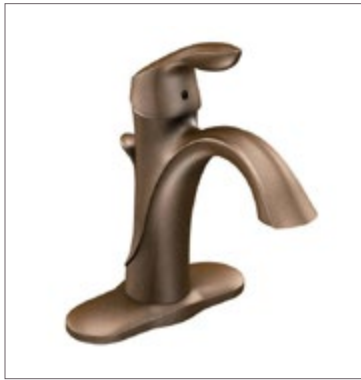
61940-782 DB, Pendant



31626-782 DB, Chandelier



Kitchen Faucet



Lavatory Faucet



Tub/Shower Faucet

ADDITIONAL SUGGESTED OPTIONS



Fireplace



Plum Creek Versetta Stone



1/2 Log Mantle



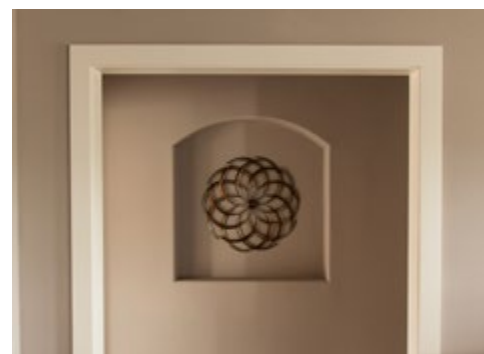
Vaulted Pine T&G Ceiling (Where design permits.)



DOORS & HARDWARE



ETHI645 Exterior Door



Cased Openings



Buena Vista Door Hardware



White Painted A3 Interior Doors

PREMIUM STAINLESS PACKAGE



PVM9215SKSS
Over the Range Microwave
2.1 cu ft, 400 cfm, 1000
watt, vented



JB625RKSS
30" Free-Standing Electric
Range
Glass Cooktop, Self Clean

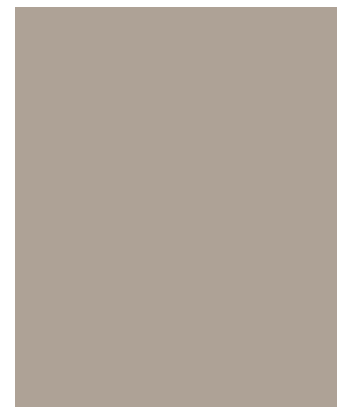


GFE26GSKSS
Refrigerator
25.7 cu ft. Lower Freezer



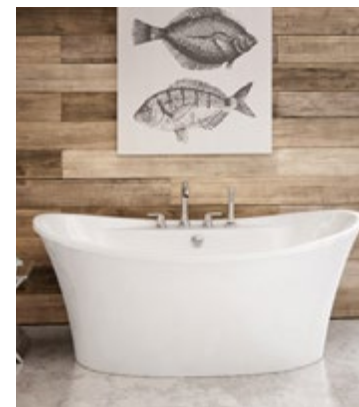
GDF510PSJSS
Dishwasher
4 Cycle, GE Advanced
Wash System

WALL COLOR



Mega Greige

TUB



Contemporary
Free-Standing Tub

CABINETRY & BACKSPLASH



Painted Concord Cabinetry

ADDITIONAL SUGGESTED OPTIONS



Fireplace with painted Kenwood Mantle



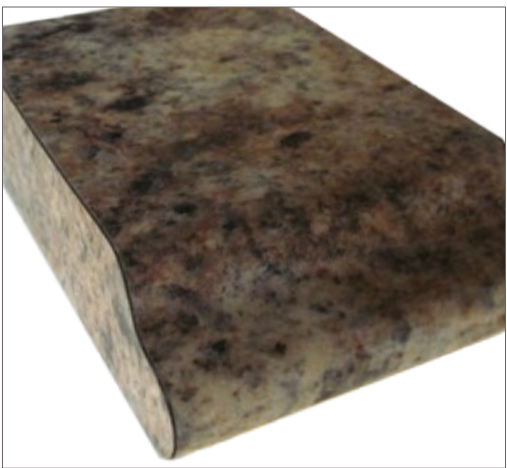
Emperado Split Face Tile Backsplash



CABINETRY & PENDANTS



Towne Oak Cabinetry



Upgrade Laminate Countertop Color with Valencia Edge Profile



Pendant Lights
(Color of your choice, where design permits.)

9' SIDEWALLS



DOORS & HARDWARE



A6 Raised Panel Oak Interior Doors



Sea Cliff Door Hardware



Arched Openings

ADDITIONAL SUGGESTED OPTIONS



Fireplace with Stained Oak Kenwood Mantle



Subway Tile Backsplash in Kitchen



ACCESSIBILITY OPTION PACKAGE

The Accessibility (ADA) Package brings features to your home to accommodate people with disabilities. Larger doorways, open, easy-access shower, ADA compliant toilet, easy grip door hardware and strategically placed grab bars **encourage the independent living that we all want** for ourselves and our family members. For today or for your future, this package adds an openness to your home for everyone regardless of their mobility level. In addition, **adding this package as part of your plan to stay in your home in your later years makes good reasonable sense!**

DOORS & HARDWARE



36" Doors & Openings, ADA Threshold on Exterior Door



Sea Cliff Door Hardware

PLUMBING FIXTURES



36" Doors & Openings, ADA Threshold on Exterior Door



Grab Bars



ADA Shower Unit
62"W x 37" D x 78 7/8" H

- Includes:
- 3/4" threshold
 - Grab Bars
 - Fold up Seat
 - Hand-held shower with 24" Slide bar
 - Stainless Steel Curtain Rod

HEATED TOWEL BAR

One Heated Towel Bar included in Master Bathroom (Color of your choice, where design permits.)



23"Wx31"H Hardwired Chrome



23"Wx31"H Hardwired Satin Nickel



23"Wx31"H Hardwired Dark Bronze

UPGRADED INSULATION



R-6 Insultex House Wrap Insulation on Walls



R-60 Attic Insulation (Where Applicable)



R-11 Insulation to all Internal Walls

This package is for the homeowner who wants a little **warmth coupled with costs savings**. The additional insulation in the walls as well as the overall R value provide a noise barrier and **coziness unparalleled** throughout the home, especially in these cooler, damp climates when your home is covered by a blanket of snow! Choose this option to **reduce drafts and increase energy efficiency**. The master bathroom features a heated towel bar promising a warm wrap following a shower or bath. **This package isn't as much seen as it is felt – but it will pay off for the years to come!**

COMFORT OPTION PACKAGE





SMARTHOME OPTION PACKAGE

Northstar's Smart Home package is the foundation of technology-assisted convenience. Adding this package to your home allows remote access and control of your home from a security standpoint as well as temperature and climate.

This added feeling of security is priceless for today's family and the benefit of efficiency means **your dollars go so much further**. This is a basic package that can provide a **foundation in which to add other technical advances as you wish**. Included is a Z-Wave kit that can **remotely monitor, lock and unlock your front door as well as manage the climate in your home**. Also coming with this package are guidelight outlets and USB charging outlets, streamlining two necessities such as night lighting and device charging in the home while also increasing outlet availability.

OUTLETS, SWITCHES & BRACKETS



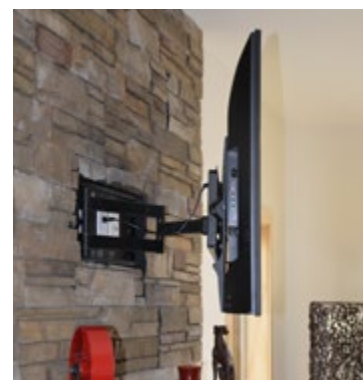
Z-Wave Unity Kit (Includes two switches.)



Light Up Outlet (Includes 3)



USB Charging Outlet (Includes 2)



Adjustable TV Bracket (Includes 2)

SMARTCODE DEADBOLT WITH Z-WAVE TECHNOLOGY

The SmartCode Deadbolt with Home Connect Technology, featuring Z-Wave, enables the door lock to wirelessly communicate with other devices in the home. The lock allows the user to remotely check the door lock status, lock or unlock the door and receive text or email messages. Choose from Satin Nickel or Dark Bronze to coordinate with your interior door hardware.



Exterior View



Interior View

Satin Nickel



Exterior View



Interior View

Dark Bronze



THERMOSTAT



Z-Wave Touch Screen Programmable Thermostat

Monitor, lock and unlock your front door as well as manage the climate in your home from anywhere!





STANDARD SPECIFICATIONS

CODES

All homes are built to meet or exceed the following codes:

- International Residential Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- National Electric Code
- State Energy Code
- State Building Code

FLOOR SYSTEM

- 2 x 10 Joists at 16" on center for up to 14'6" wide
- 2 x 12 Joists at 16" on center for over 14'6" wide
- Double Rim Joists on outside edges
- Triple Center Rim Joists with joist hangers
- Thermax Insulated Rim Boards for continuous insulation
- End Floor Bridging – Floor Supports for added strength
- 3/4" Tongue and Groove OSB Sub-Flooring (Glued and Nailed)

WALL SYSTEMS

Exterior

- 2 x 6 studs at 16" on center with 2 x 6 double top plate
- 1/2" gypsum board on walls, nailed and glued
- 7/16" OSB on longitudinal walls and mating walls, stapled and glued
- 7/16" OSB exterior sheathing for added strength
- Continuous sill seal for increased insulation
- Double 2 x 10 headers over openings
- Intersecting interior walls secured with lag screws
- Drywall on mating wall screwed and glued
- 8' Ceiling Height

Interior

- 2 x 4 Studs at 16" on center
- 2 x 6 Studs at 16" on center for plumbing wall only
- 1/2" Gypsum Board, Screwed as per code requirements
- Engineered Studs behind Kitchen and Laundry Cabinets on exterior walls for added strength and accuracy

ROOF SYSTEM

- 60# Load Engineered Trusses at 24" on center
- 5/12 Roof Pitch
- Timberline Architectural Asphalt Shingle
- 30# Felt Underlayment
- 7/16" OSB Exterior Sheathing
- 16" Overhang with 2 x 6 Sub-Fascia
- EDCO Metal Soffit & Fascia
- Ice Dam Protection (ice and water shield), 6' up roof
- Steel Roof Edge
- 5/8" sheetrock on ceiling running perpendicular to the truss - adhered with foam spray glue to increase strength and minimize possible cracking
- Fold-up end gable trusses with building wrap

INSULATION

- Walls - R-21
- Roof - R-50
- Rim - R-21
- Batt Insulation at Energy Heel of Truss
- All penetrations in exterior and mod line walls sealed

PLUMBING & HEATING

- Pex water supply lines with shut off valves run to central location on bottom of joists.
- PVC Drain, Waste and Vent Piping stubbed through floor for onsite connection
- Radon Venting installed through walls, to be connected on site
- 8" Deep Two Bowl Stainless Steel Kitchen Sink
- China Lavatory Vanity Sinks & Stools
- Moen Single Lever Chrome Faucets Throughout
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- 1.6 Gallon Water Efficient Toilets
- Ice maker box behind refrigerator/Dryer vent box behind dryer
- Revent pipe to all basement homes
- Exterior Frost Free faucet installed

ELECTRICAL

- 200 Amp, 40 Space, Electrical Service panel
- Modern Cordless Door Chime at front door
- TV/Phone jacks strategically placed in up to five locations throughout the home, rough-in only with pull wires
- Standard Satin Nickel contemporary lighting package
- Exterior GFCI Outlet
- All boxes mounted to studs
- Smoke and Carbon Dioxide Detectors per code
- Bath fan with LED Light, 80 CFM 1.5 Sones, Engery Star Certified
- LED down light over tub/shower and kitchen sink

WINDOWS, DOORS & CLADDING

- Vector Low E double hung windows built to meet Energy Star® standards for superior performance
- American Legend Double 4 Vinyl Siding. .042" thickness
- Premium Select Steel 6 Panel insulated Entrance door, primed white with a smooth surface ideal for painting
- Bayerbuilt Oak hollow core interior doors prefinished using a water-based stain with a water-based UV seal and top coat for a durable, scratch resistant finish.
- Durable Satin Nickel Door Hardware - Keyed knob provided at entrance door, privacy knobs provided for all bedroom and bathrooms. Entrance doors keyed alike. Dead bolts provided for one exterior door.



INTERIOR FINISHES

- Pre-finished Oak base and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bullnose Drywall corners
- Tinted Sherwin Williams vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors

FLOOR COVERINGS

- 31oz Plush Shaw Carpeting on 8lb pad in living room, hallways and bedrooms
- All carpeted areas finished with a rolled edge
- Congoleum LuxFlor Vinyl Flooring in kitchen, bathrooms, foyer, and laundry as indicated on plans

CABINETRY & COUNTERTOPS

- Mid Continent Signature Series Hartford Style Oak Cabinetry featuring:
- Traditional Overlay door design
- Solid wood door frame with 2" stiles and rails
- Flat center panel door
- Doors and drawers have a 90° return and no reverse bevel
- Slab drawer front is solid wood
- Drawer Guides – Full extension, Concealed, Under-mount, slide system with Soft Action
- Soft Close Doors
- Drawer Core – ¾" Solid Hardwood with Dove tail joinery
- Drawer Bottom – 5.2mm 3-ply Plywood
- Crown Moulding on all upper cabinetry
- Cabinetry Hardware
- Caprice Edge Laminate Countertop with pre-formed 3" Backsplash

CLOSETS

- Bedrooms - one level of wood shelving, with built-in hanging rail
- Linen - three levels of wood shelving
- Pantry - five levels of wood shelving

APPLIANCES

- Over the Range Microwave, 1.5 cu ft, 300 cfm, 950 watt, non vented, Black
- 30" Free-Standing Electric Range, Glass Cooktop, Self Clean, Black
- 20.3 cu ft Refrigerator, Bottom Freezer, Black
- Dishwasher, 5 Cycle, Black

WARRANTY

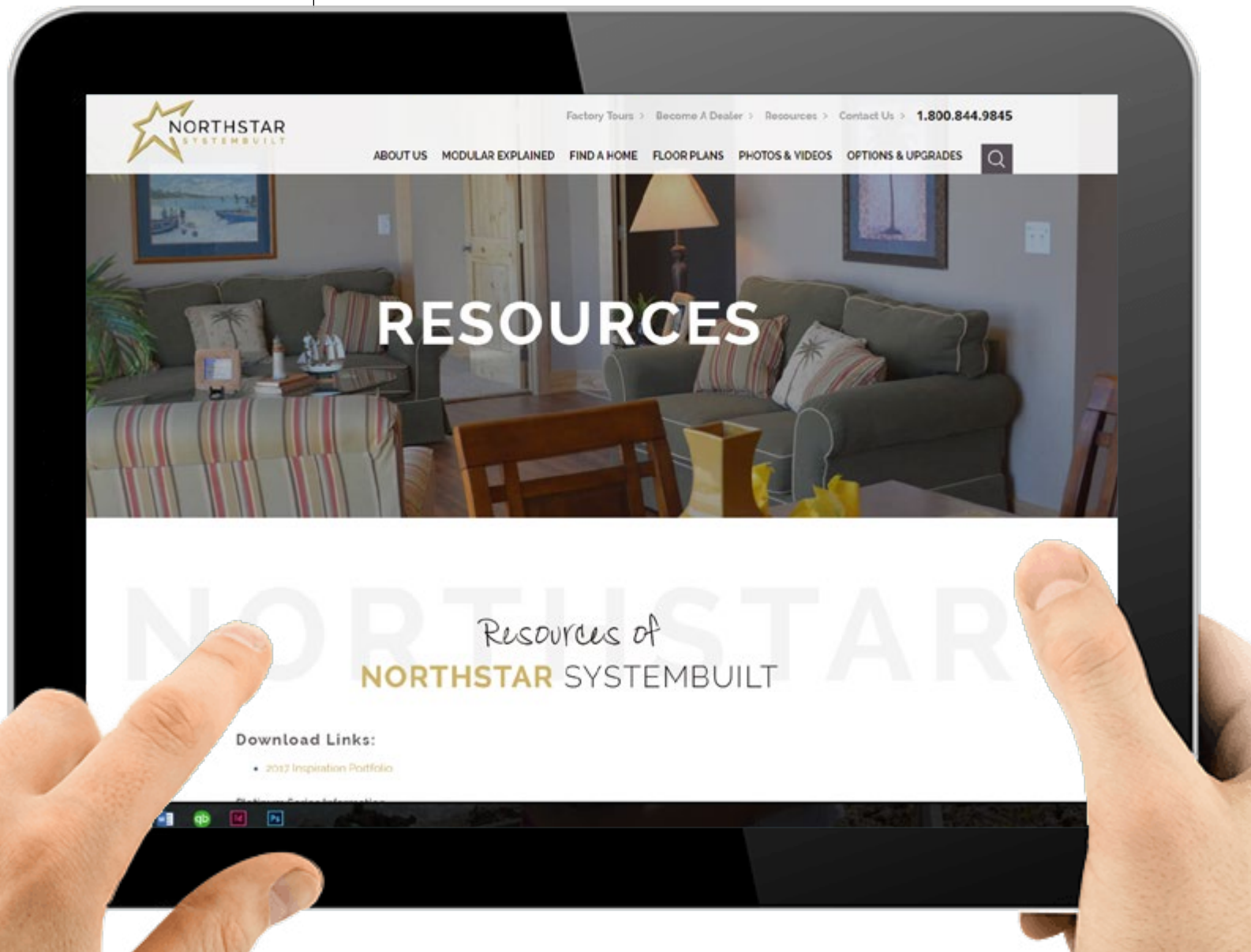
CUSTOMER SATISFACTION

We are committed to keeping our customers happy and satisfied! If you have any questions about our warranty or service please contact our dedicated customer service team!



DOWNLOAD WARRANTIES ONLINE

Visit www.northstarsb.com/resources to download individual product warranties from the manufacturers.



PRODUCT WARRANTY

30 Day Cosmetic Warranty -Cosmetic Damage including but not limited to dings, dents, scratches, blemishes to interior and exterior of home including on any item within, installed, part of or on the home including but not limited to windows, doors, siding, trim, flooring, appliances, fixtures, MUST be reported within 30 days after delivery of the home to the site in order to be covered under this warranty. This warranty excludes cosmetic damage covered by original manufacturer's warranty as well as any slight color variation due to inherent differences in appearance, color or finish.

The customer is given specific legal rights that may vary from state to state. Each customer is encouraged to refer to his or her specific rights.

327A.02 STATUTORY WARRANTIES

Subdivision 1.Warranties by vendors.

In every sale of a completed dwelling, and in every contract for the sale of a dwelling to be completed, the vendor shall warrant to the vendee that:

- (a) during the one-year period from and after the warranty date the dwelling shall be free from defects caused by faulty workmanship and defective materials due to noncompliance with building standards;
- (b) during the two-year period from and after the warranty date, the dwelling shall be free from defects caused by faulty installation of plumbing, electrical, heating, and cooling systems due to noncompliance with building standards; and
- (c) during the ten-year period from and after the warranty date, the dwelling shall be free from major construction defects due to noncompliance with building standards.

For additional Subdivisions under this statute, please refer to Minnesota State Statute 327A

Each building fabricated at the listed facility (Section100.00) is warranted to the original purchaser for one year from date of retail delivery by the company. The company reserves the right of deciding the appropriate correction of any defect as per all applicable codes.

All construction methods comply with the applicable codes approved herein at the time of fabrication.

Repair, adjustment or replacement of any defective items manufactured at the plant facility, will be provided free of charge. Non-warranted items excluded.

CONDITIONS OF WARRANTY

All claims must be submitted in writing to their Dealer. Dealer must be allowed reasonable time to investigate claim. Claims must include; home owner's name, address, serial number, date of purchase, and full claim description.

All work to correct claim by dealer, must have the manufacturer's approval.

Items having their own warranties shall apply. Extensions of warranty will be made by the company as required by state laws. Such warranties will be included in shipping packet.

Dealer is solely responsible for any claims, or contracts they make.

EXCLUSIONS TO WARRANTY

- Quality, performance or durability of any finish or product outside of the list of options and upgrades that are offered in our sales materials in which the customer has selected for their home due to preference, for example. We will also not assist with facilitation of any claims with the original manufacturer or distributor of those finishes or products. The homeowner takes 100% responsibility for these products and finishes.
- Any wall or floor issues at the mating line of the modular pieces subject to or due to on-site work.
- Damaged exterior finishes caused by carelessness of on-site workers.
- Damages or losses due to shipping/transportation incidents/conditions (i.e. water damage, theft, etc.).
- Any damage caused by compromising the structural stability of the structure (i.e. cutting through the center rim joists).
- Any damage caused by inadequate ventilation system (i.e. not installing an air exchanger).
- Damage caused by altering factory-installed items or not compiling to any/all applicable building code items, either factory installed or on-site.
- Any damage or loss caused by theft, vandalism, or abnormal weather conditions including but not limited to; rain storms, flooding, hail, snow storms, fires, wind storms, tornadoes, or any act of God.

This serves as the entire warranty issued by the company. The company will not be held liable for any claims or damages outside this warranty, as per state laws.

Rev 17.05.24 (For most current revision visit www.northstarsb.com/resources to download a copy of the warranty)

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