



WE MAKE IT **EASY**

*Platinum*

PLANS  
BOOK



**BUILD YOUR**

*Dream Home*





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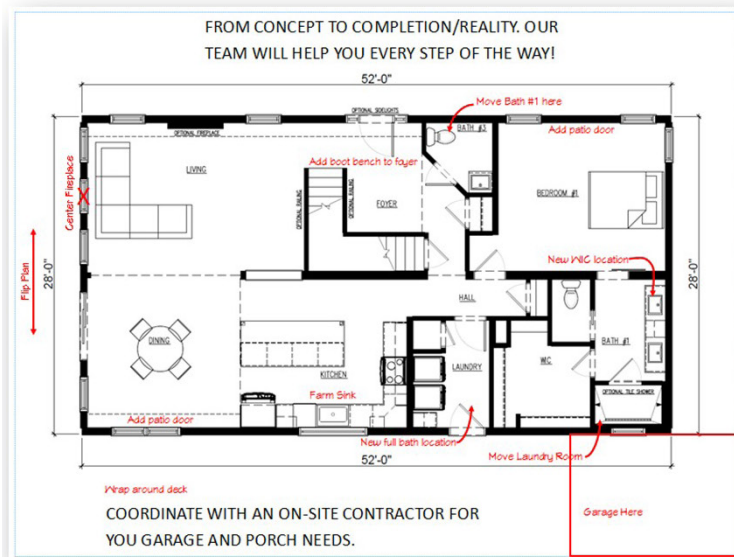


# THE NORTHSTAR DIFFERENCE

## *We Make it Easy*

### CUSTOMIZATION

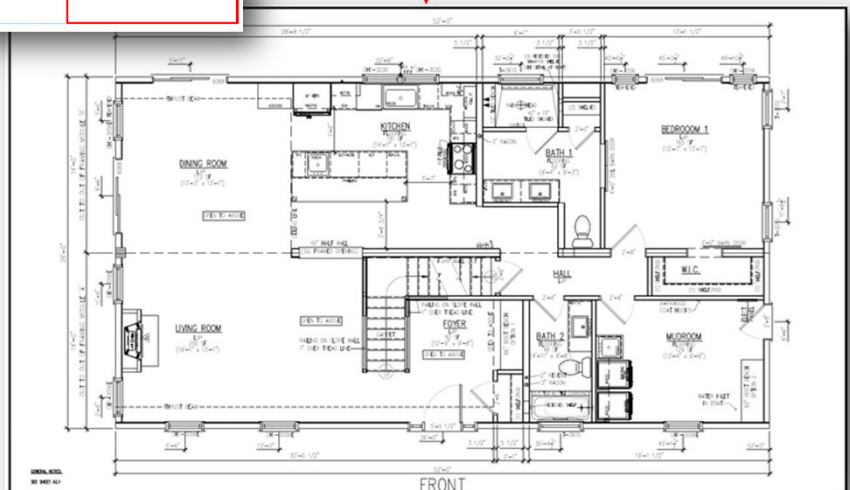
We take the time to listen and help turn our customer's dream into a home. Our website and brochures showcase a wide range of floor plans and options, but if you don't see exactly what you're looking for—just ask! We're happy to customize and can prepare for on-site installation of nearly any preferred finish or fixture.



### MAKE DESIGNING AND **CUSTOMIZING** YOUR HOME EASY!

- Add a box
- Flip the plan
- Add sq. ft.
- Add garage + porch
- Customize it!

### FROM CONCEPT TO REALITY!



Northstar gives you true design freedom. Start with any plan and customize—add rooms, extend wings, even go two-story. Whatever you imagine, we can build. We make the process **easy and stress-free**.



# 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

- All electrical outlet boxes mounted to studs - **outlets remain intact & 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

## NEED A LITTLE INSPIRATION?

Request a copy of our **Platinum Series Options Book** or browse online at [northstarsb.com](http://northstarsb.com) for available floor plans and layout design ideas.

# 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!**



## Accessories

- Moen Faucets
- Better Home Products
- KwikSet Hardware

## Quality Siding & Shingles

- GAF
- CertainTeed
- James Hardie
- DiamondKote
- LP SmartSide

## Quality Cabinetry

- BayerBuilt Woodwork
- Timberline Bathroom Products

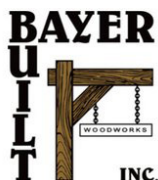
## Windows

- ThermoTech
- Pella Windows
- Gerkin Windows



Timberline

MOEN®





“

At Northstar, our goal is to build a home to suit you and your tastes no matter what your style. From timeless clawfoot tubs to contemporary free-standing baths, we've got the options that are sure to make you smile.

”



#### Countertops

- Quartz
- Granite
- Laminate
- Cultured Marble
- Thinscape™

#### Quality Appliances

- GE™, GE Profile™ & Cafe™ Kitchen Appliances
- AO Smith Water Heaters
- Champion Furnaces

#### Lighting

- Interior & Exterior Fixtures, Fans

#### Flooring

- Shaw
- MSI









# PLATINUM SERIES

## *Plans*

### Ranch/Rambler

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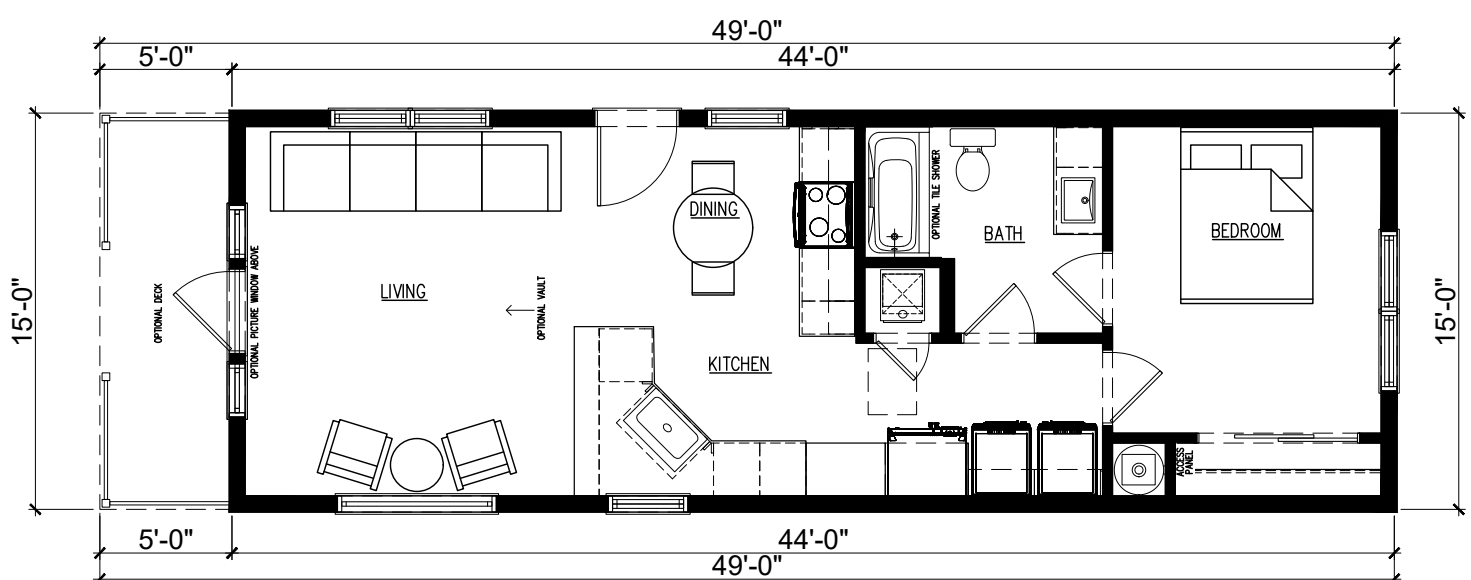
Galena	66
Timber	67
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Addison	70
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## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **660** | Beds: **1** | Showers: **1** | Toilets: **1**

Render shown with optional porch, transom and siding accents



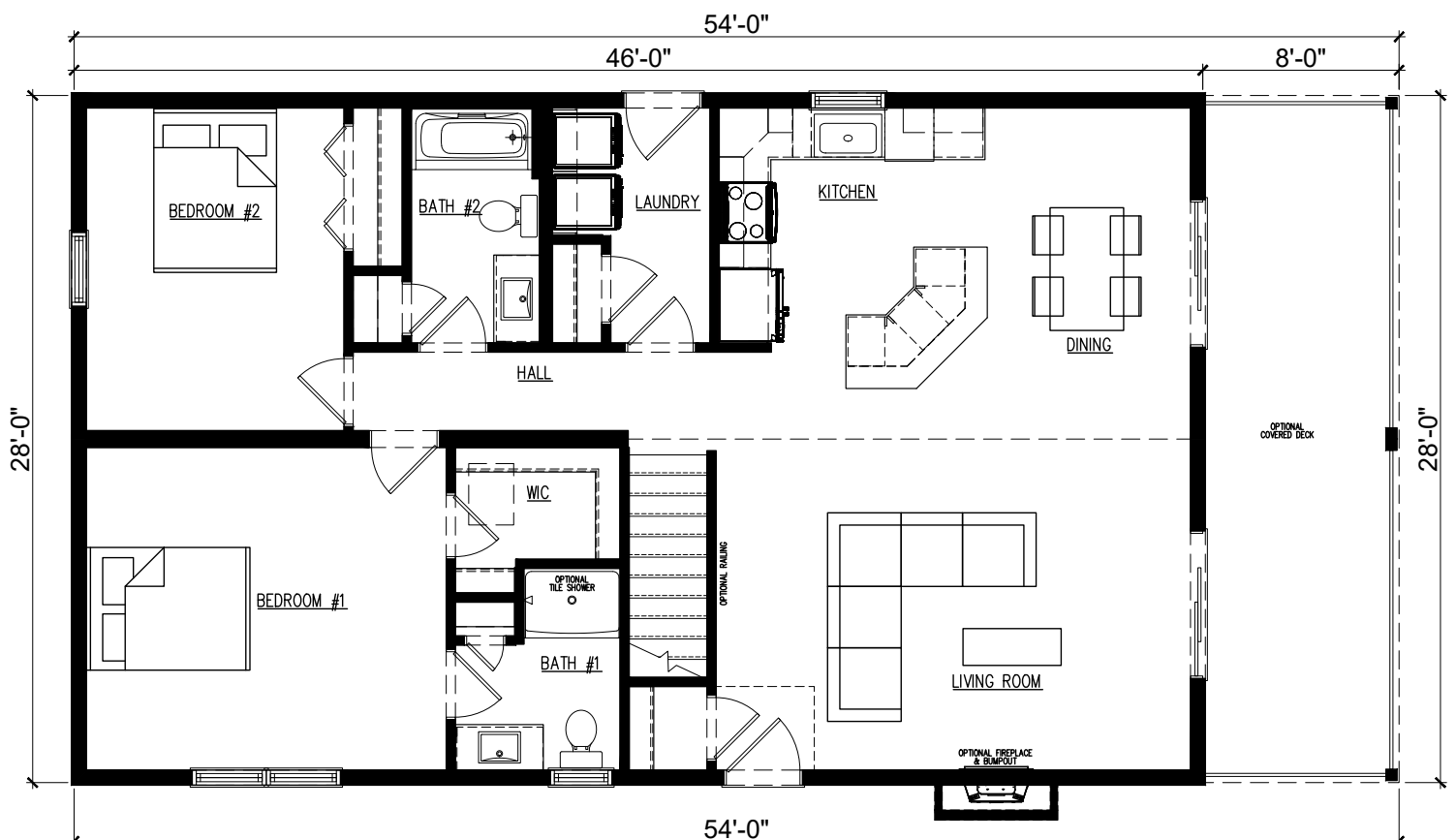


# Bluestone

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,288** | Beds: **2** | Showers: **2** | Toilets: **2**

Render shown with optional fireplace bumpout, covered rear deck. Front covered deck completed onsite by others.



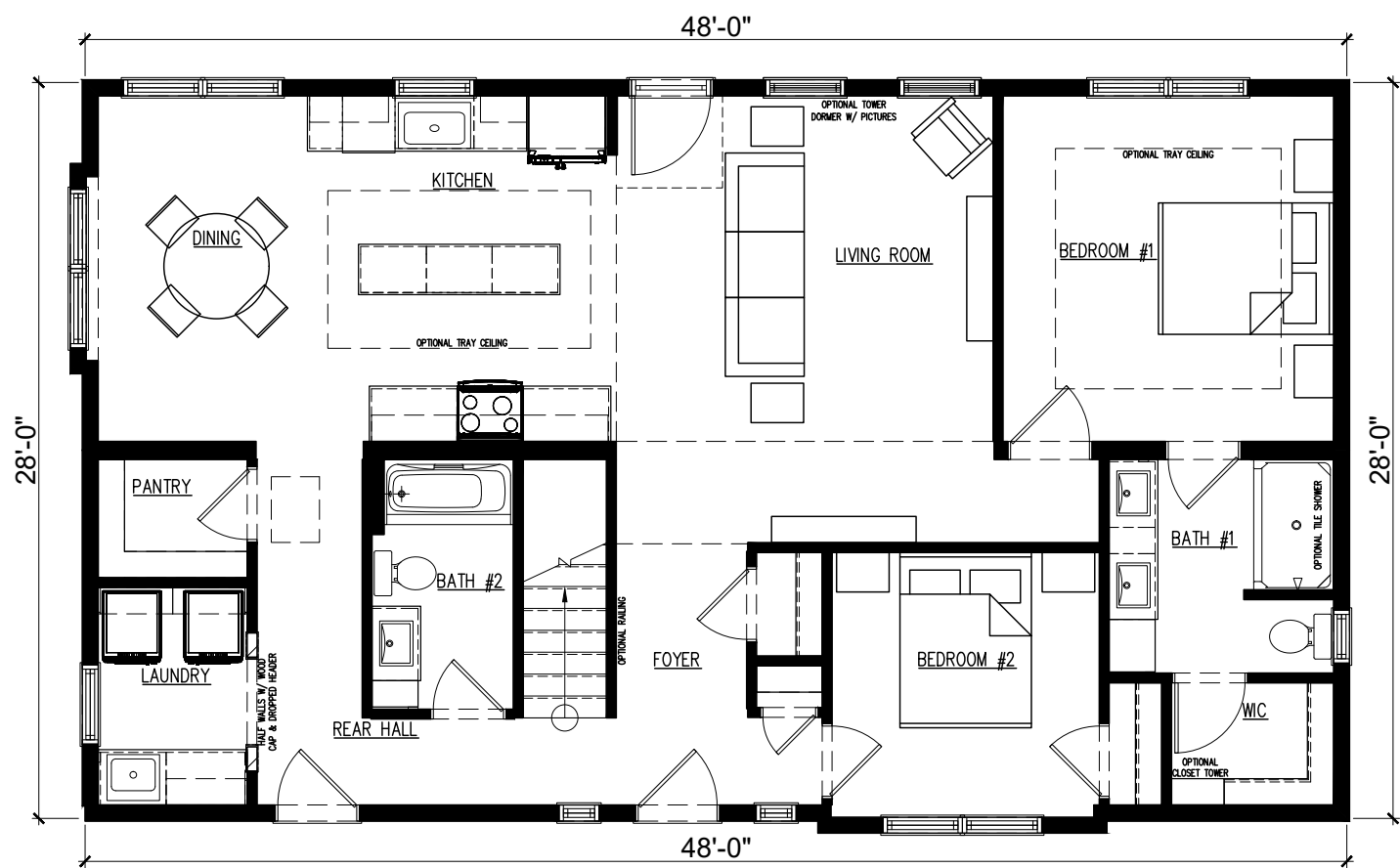




**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,344** | Beds: **2** | Showers: **2** | Toilets: **2**

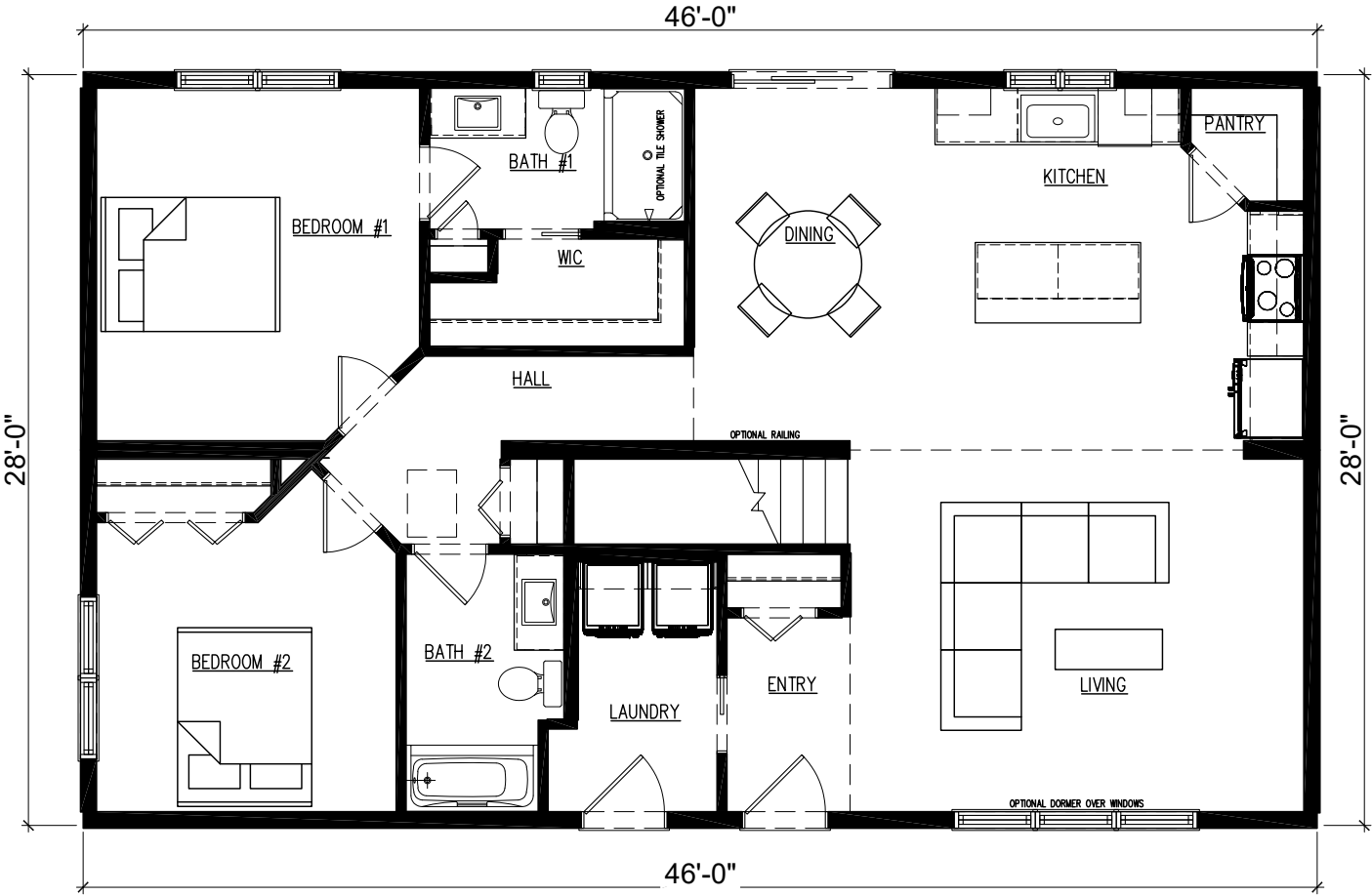
Render shown with optional siding accents. Garage completed onsite by others.





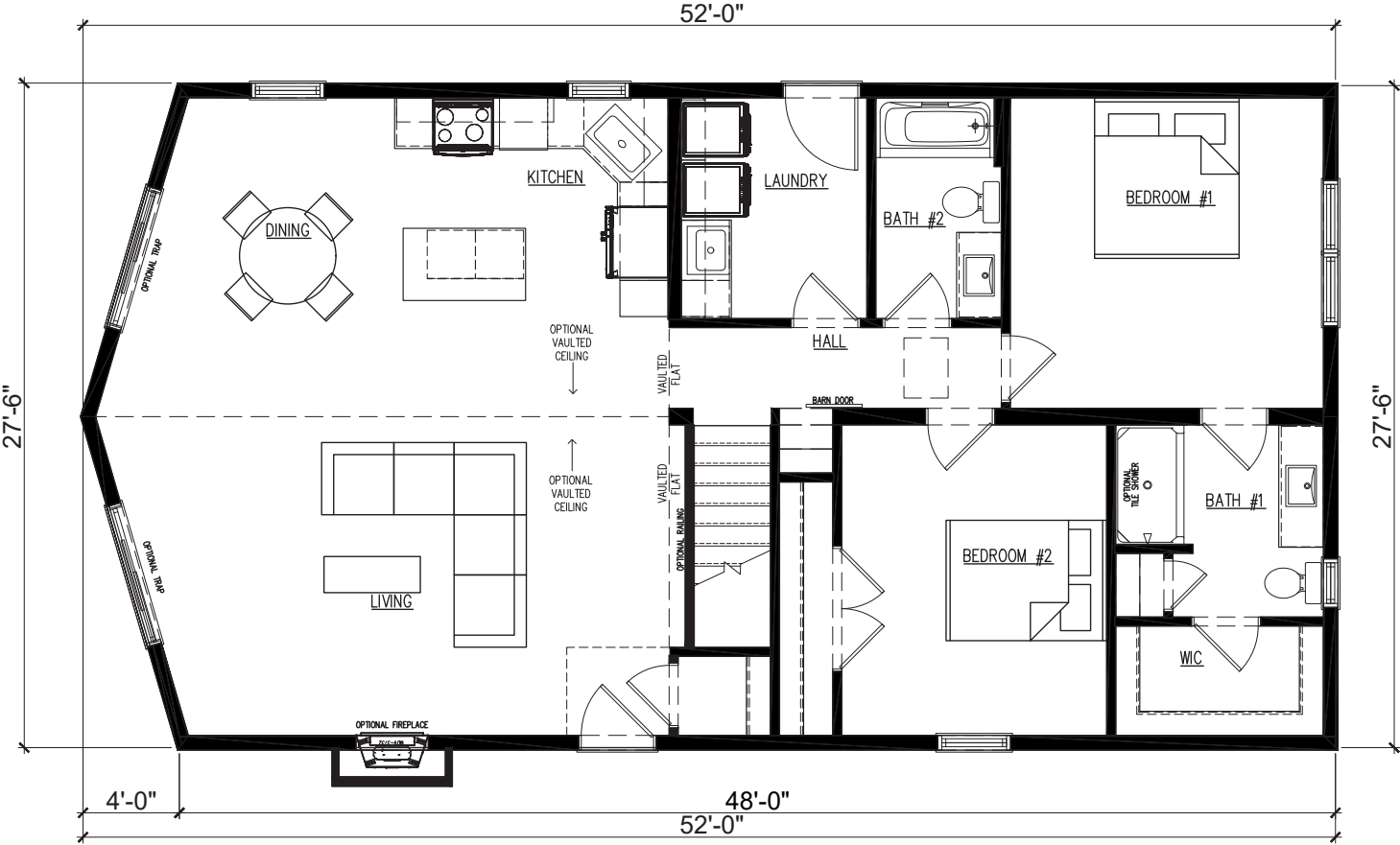


**SPECIFICATIONS:**  
Style: **Ranch/Rambler** | Sq. Ft.: **1,344** | Beds: **2** | Showers: **2** | Toilets: **2**  
Render shown with optional dormer and siding accents. Garage completed onsite by others.





**SPECIFICATIONS:**  
 Style: **Ranch/Rambler** | Sq. Ft.: **1,375** | Beds: **2** | Showers: **2** | Toilets: **2**  
 Render shown with optional fireplace bumpout, prow front, trap windows and siding accents.  
 Decks completed onsite by others.

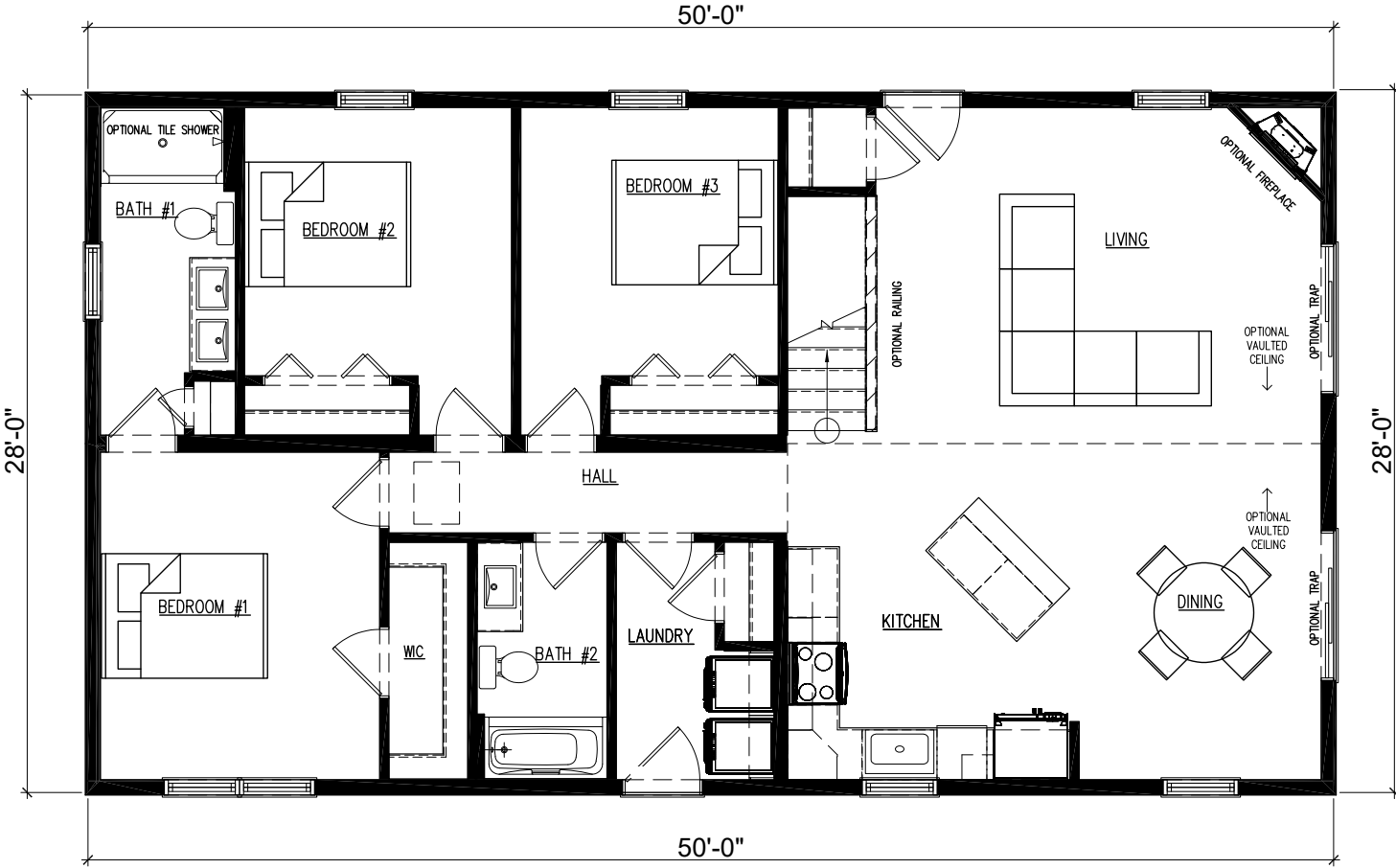






Pine View

**SPECIFICATIONS:**  
Style: **Ranch/Rambler** | Sq. Ft.: **1,400** | Beds: **3** | Showers: **2** | Toilets: **2**  
Render shown with optional dormer and trap windows. Steps completed onsite by others.



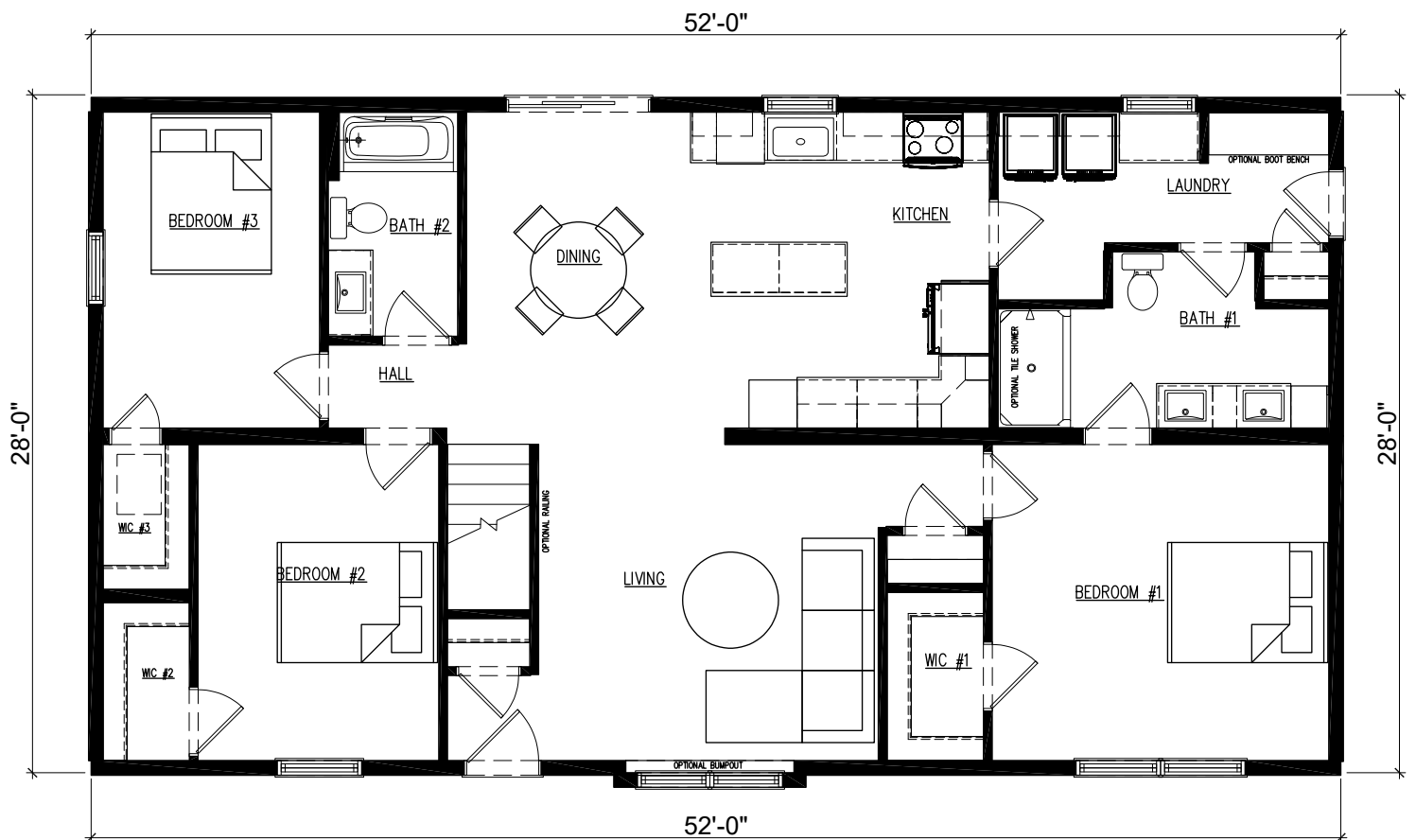


# Mackinzie

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,456** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional dormers, window grilles and siding accents. Porches completed onsite by others.



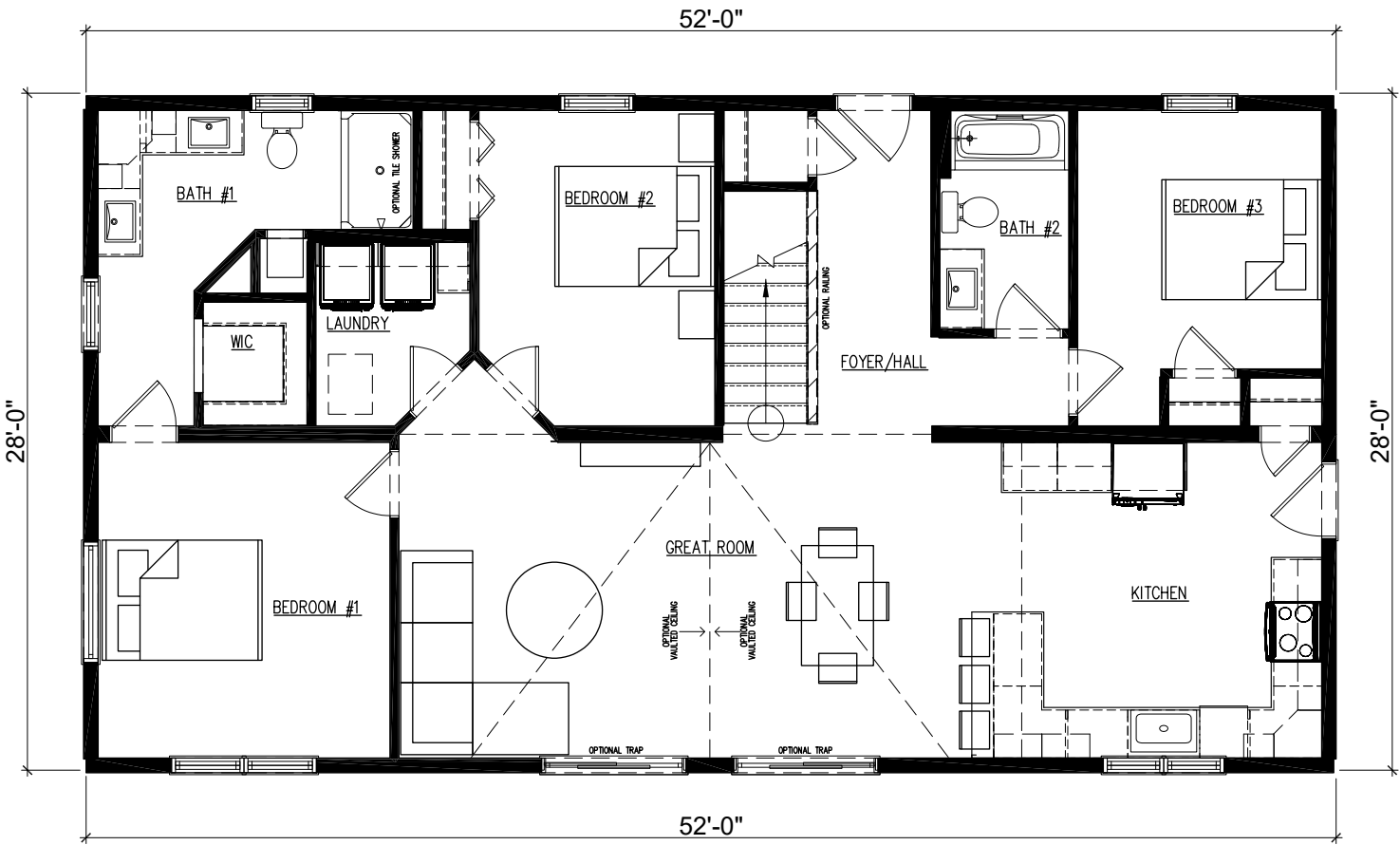




**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,456** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional vaulted dormer and windows. Deck and steps completed onsite by others.





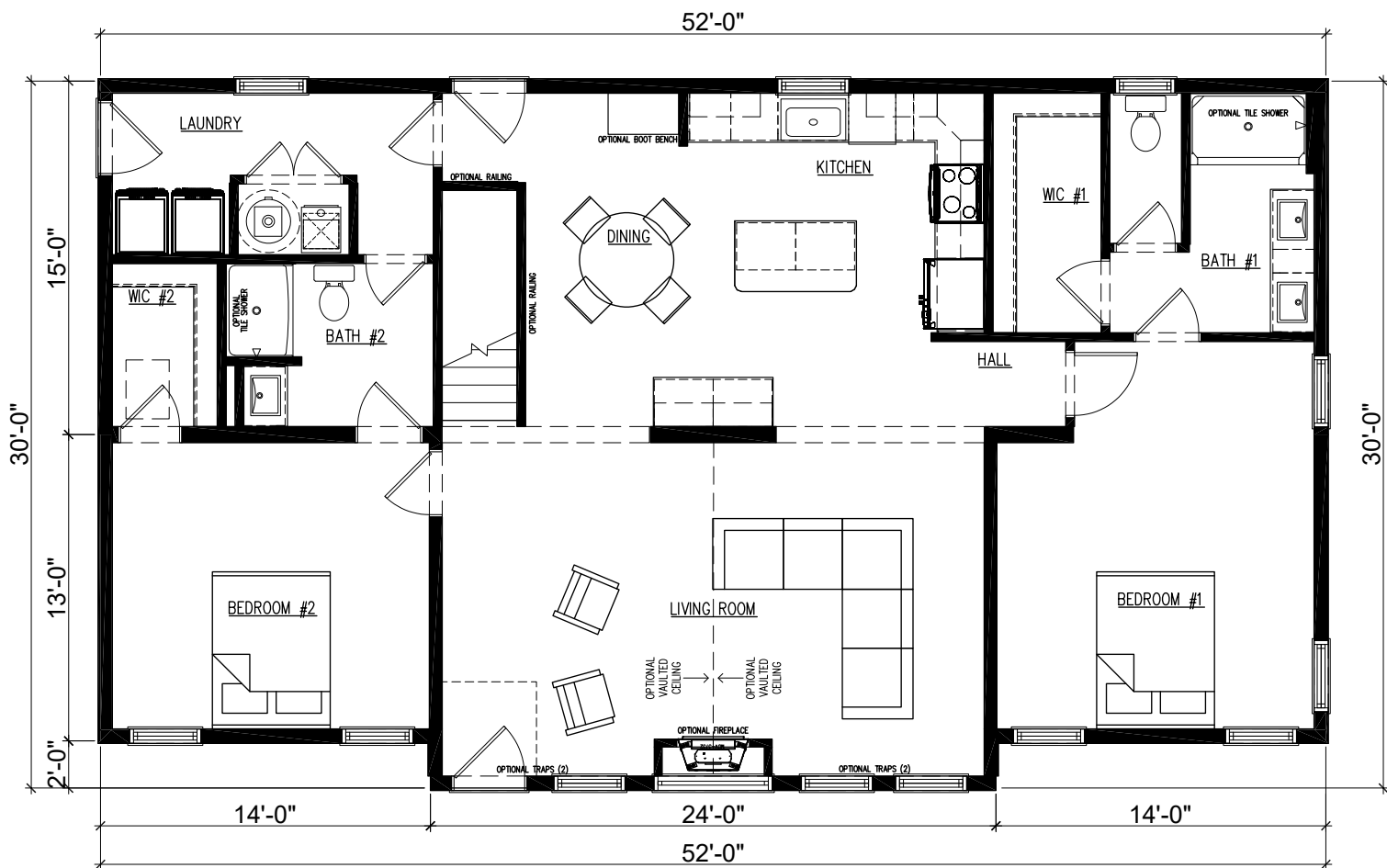


*Belle*

# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,504** | Beds: **2** | Showers: **2** | Toilets: **2**

Render shown with optional vaulted dormer, windows and siding accents. Deck completed onsite by others.



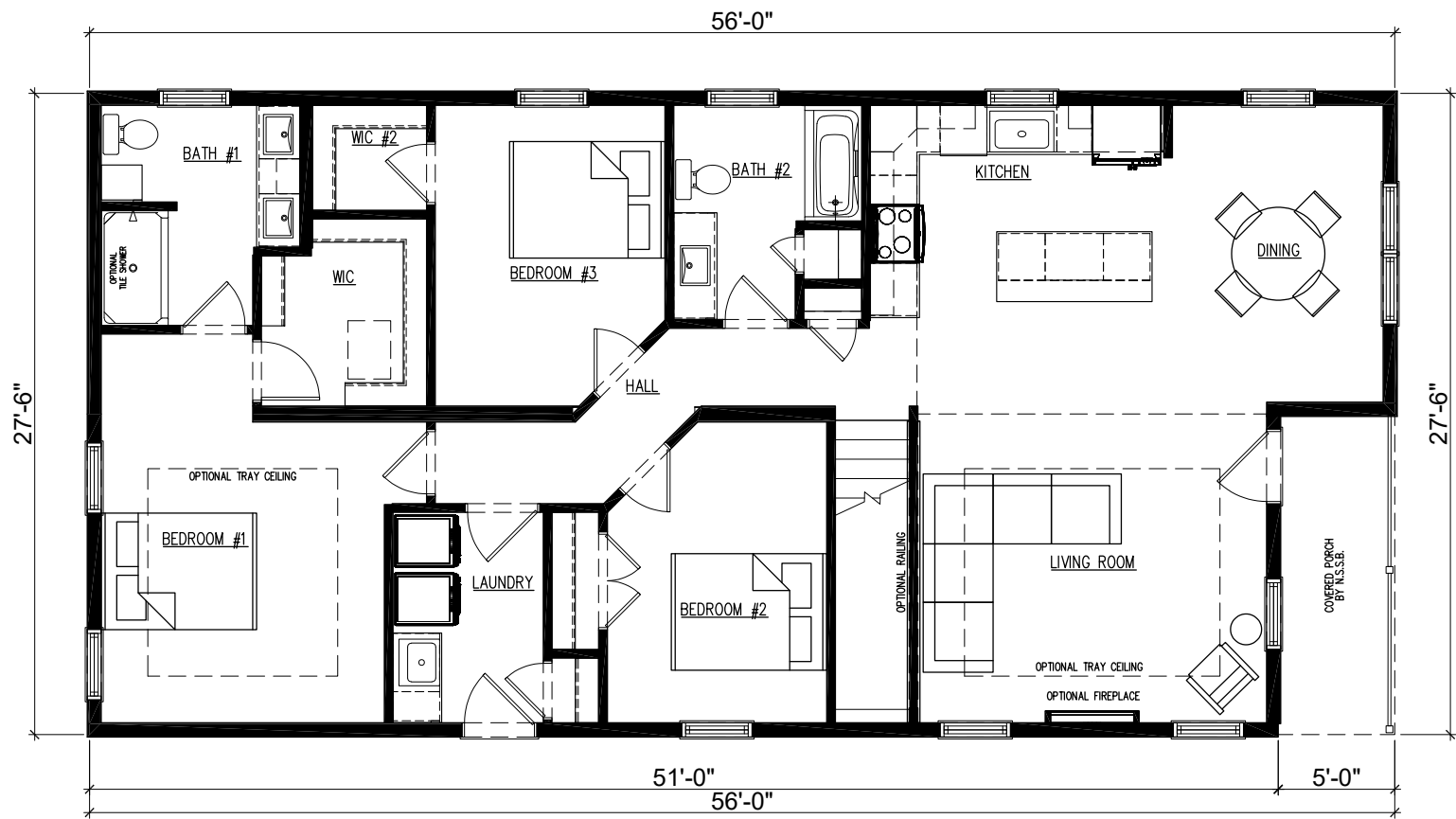




**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,540** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional transoms and siding accents.



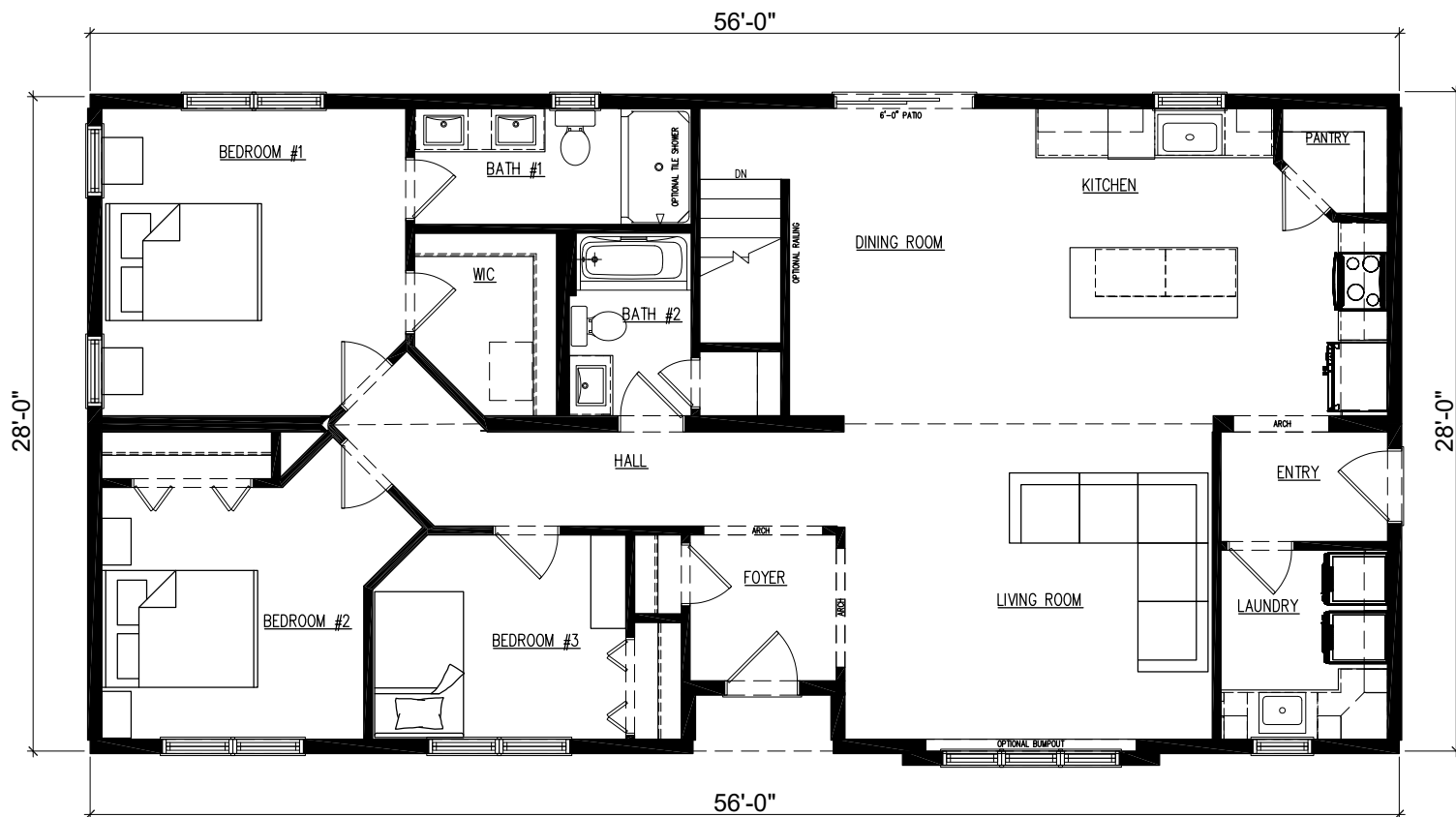


# Colorado

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,568** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional bumpout, dormers and siding accents. Garage completed onsite by others.



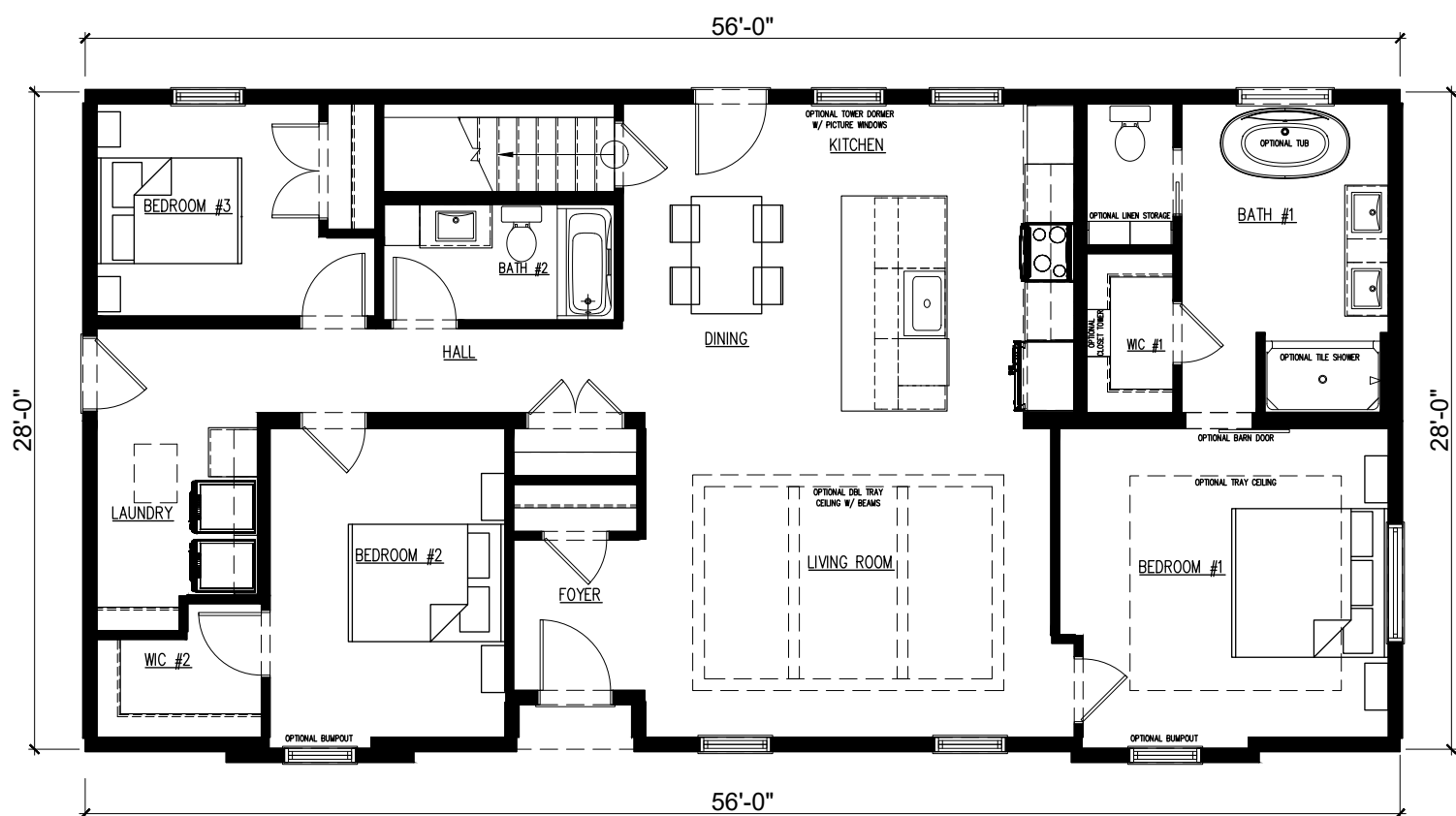




SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,568** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional siding accents. Garage completed onsite by others.



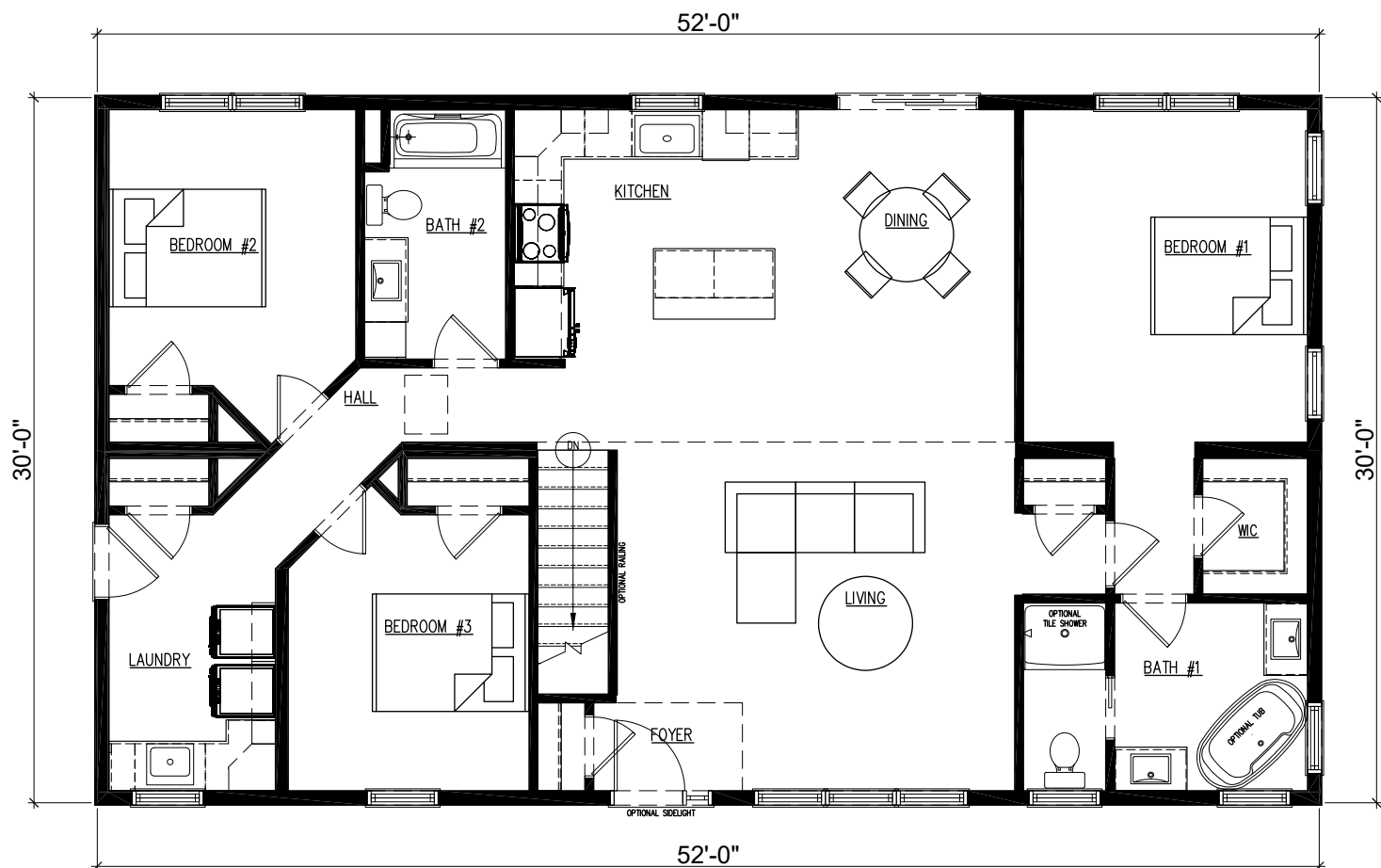


# Redwood

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,560** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelight, dormers and siding accents. Garage and steps completed onsite by others.



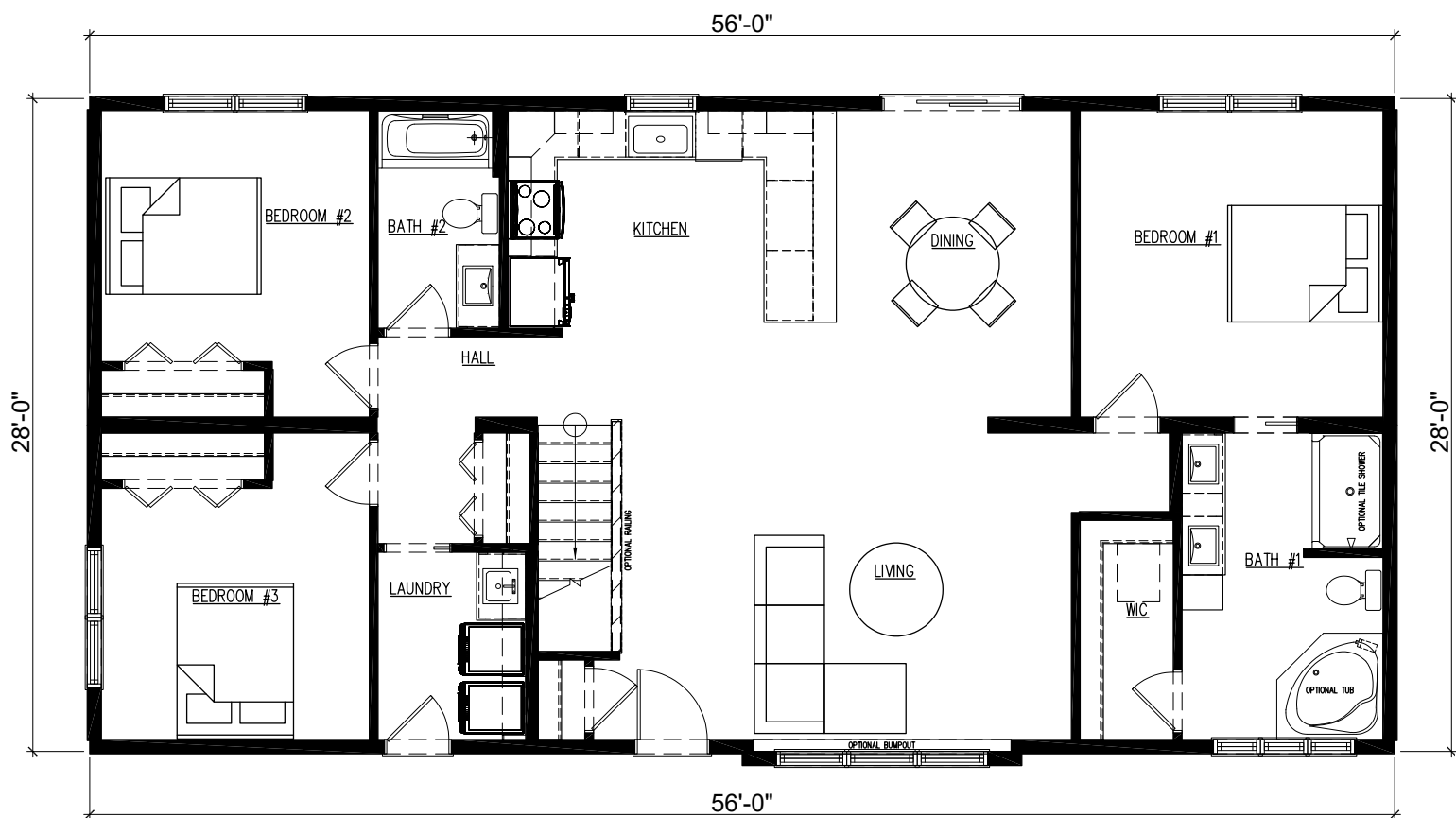




SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,568** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelight and siding accents. Covered porch and garage completed onsite by others.



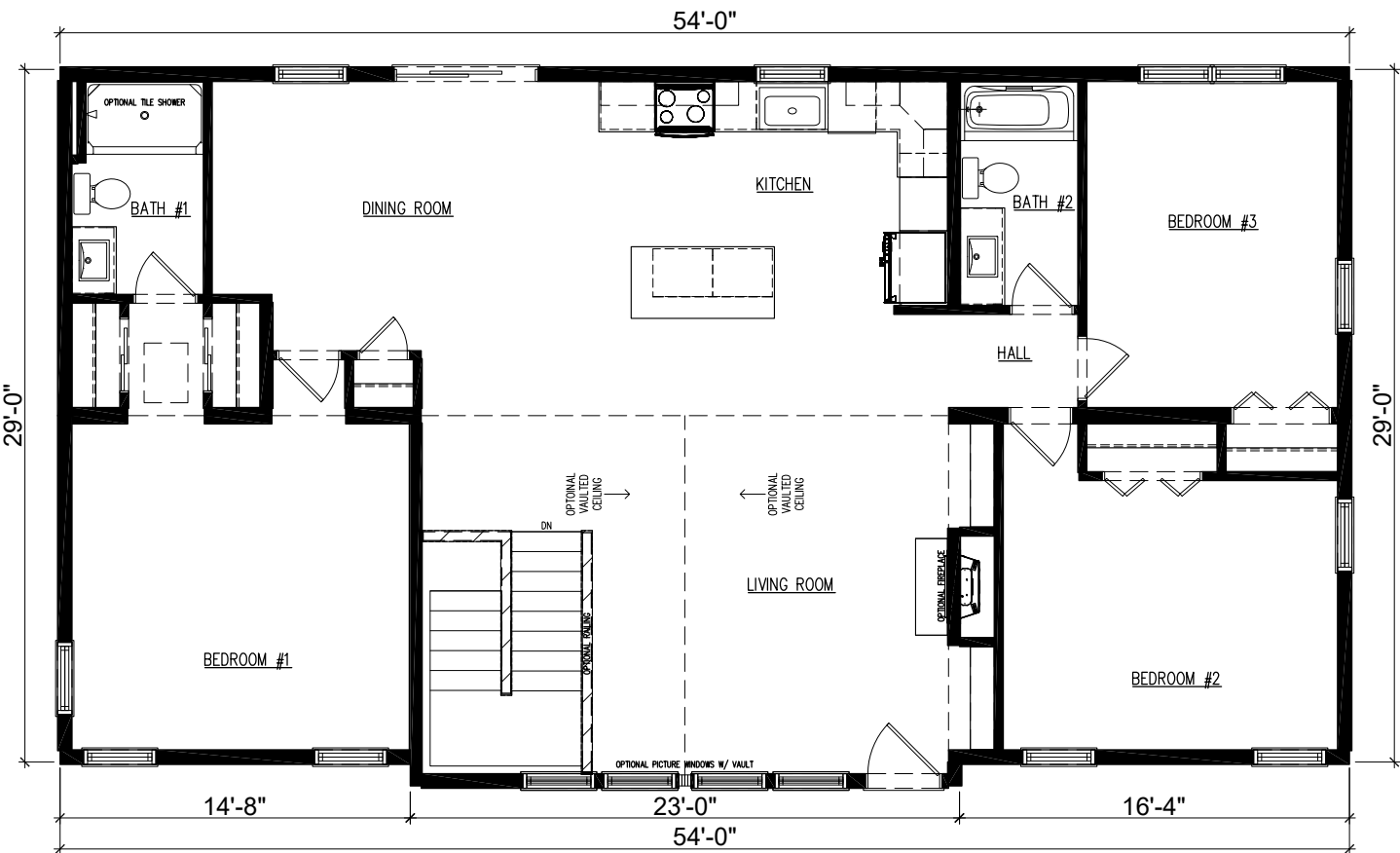


# Summit

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,590** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional optional picture windows, vaulted dormer and siding accents.



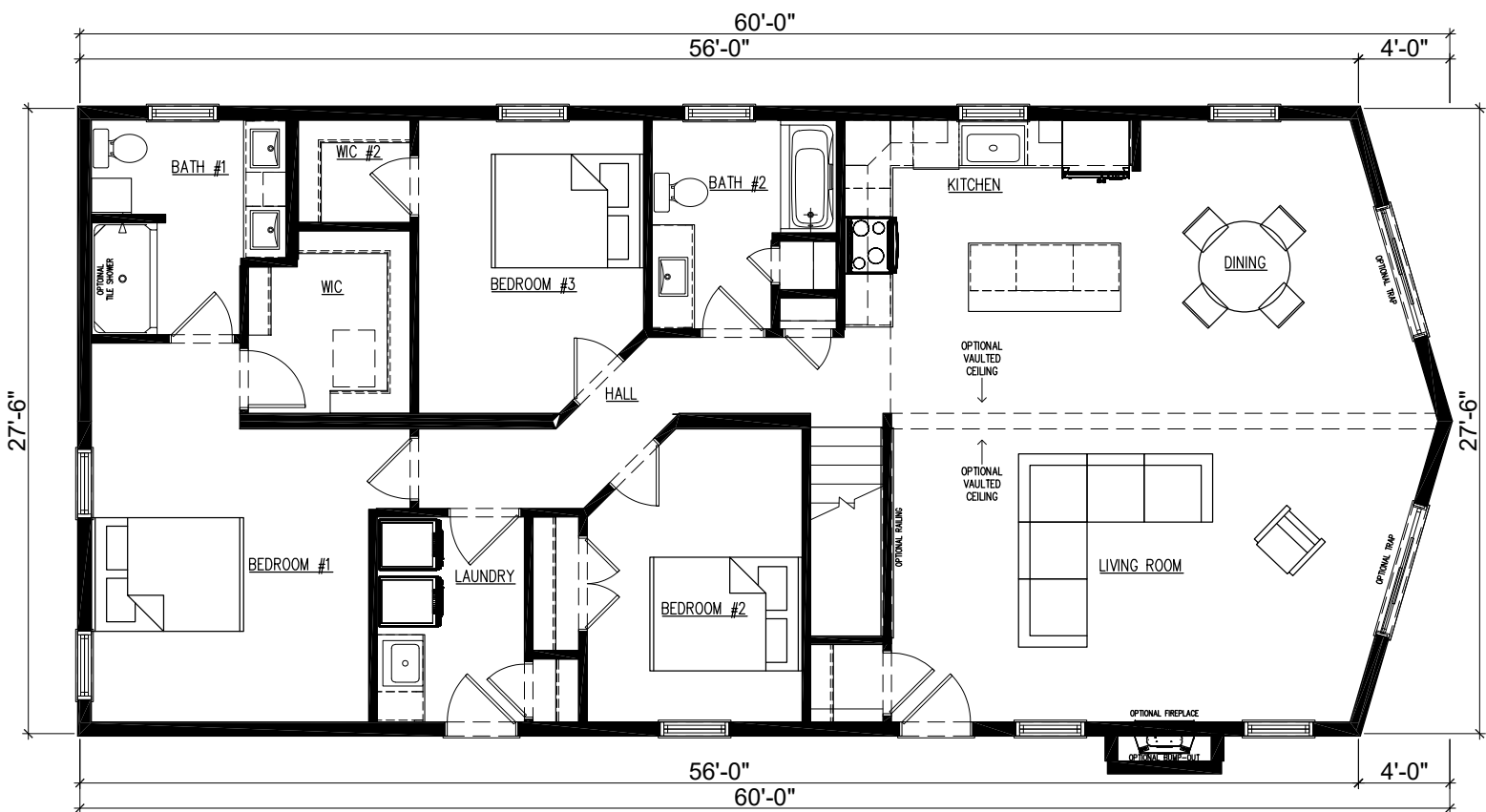




SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,595** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional prow front and trap windows. Garage completed onsite by others.



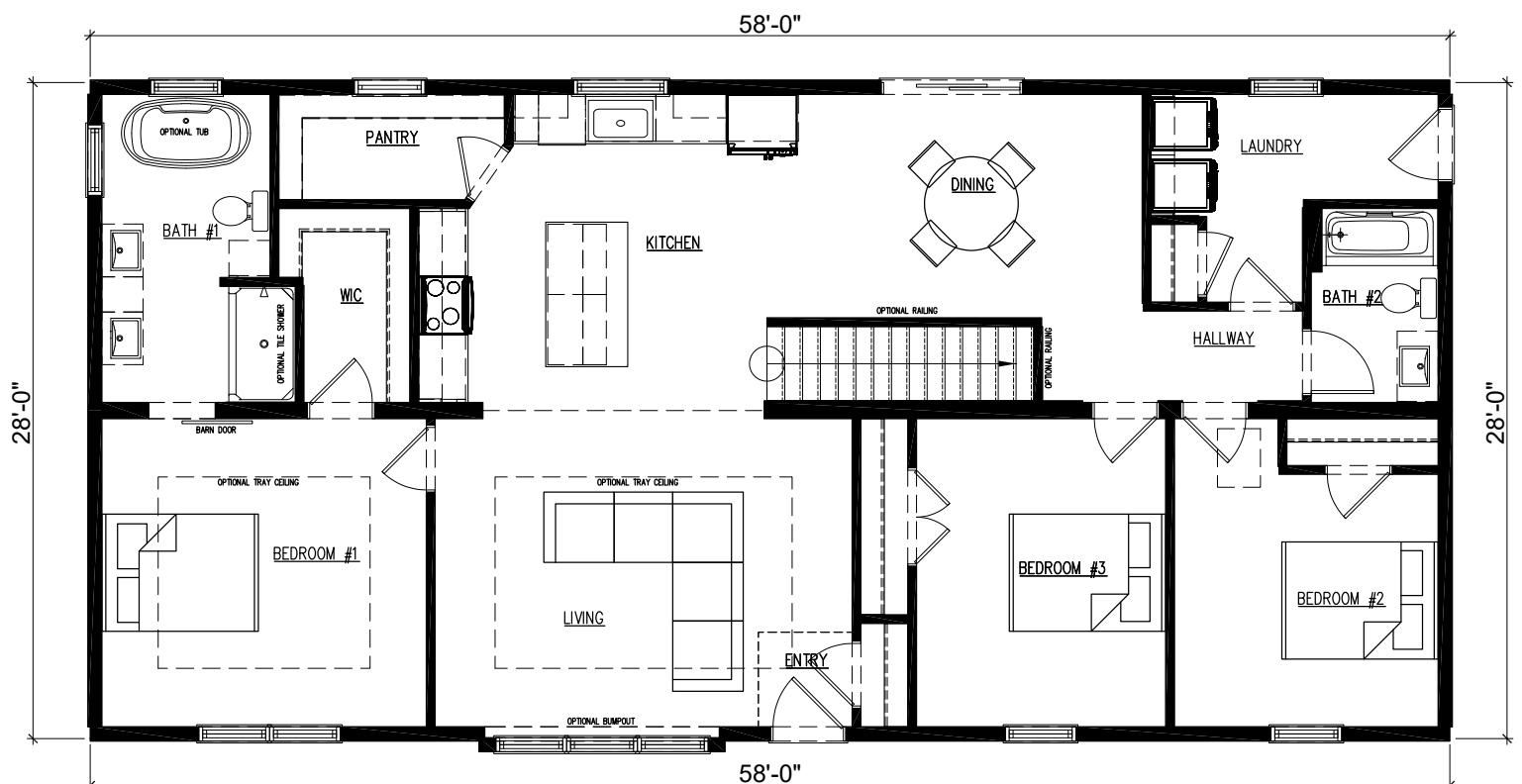


# Jackson

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,624** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional transoms, bumpout, dormers and siding accents. Garage completed onsite by others.



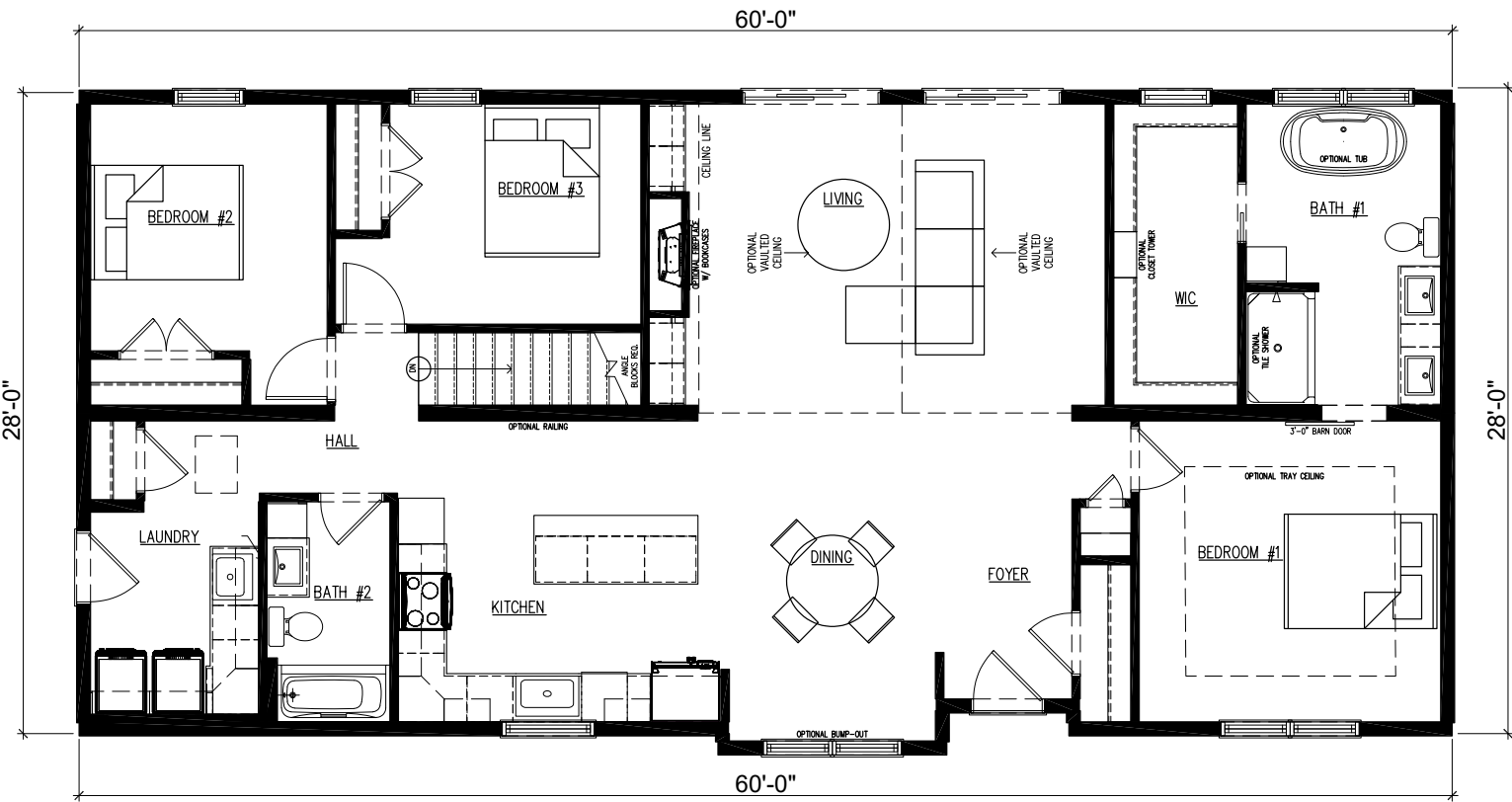




SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,690** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional bumpout, dormers and siding accents. Garage completed onsite by others.

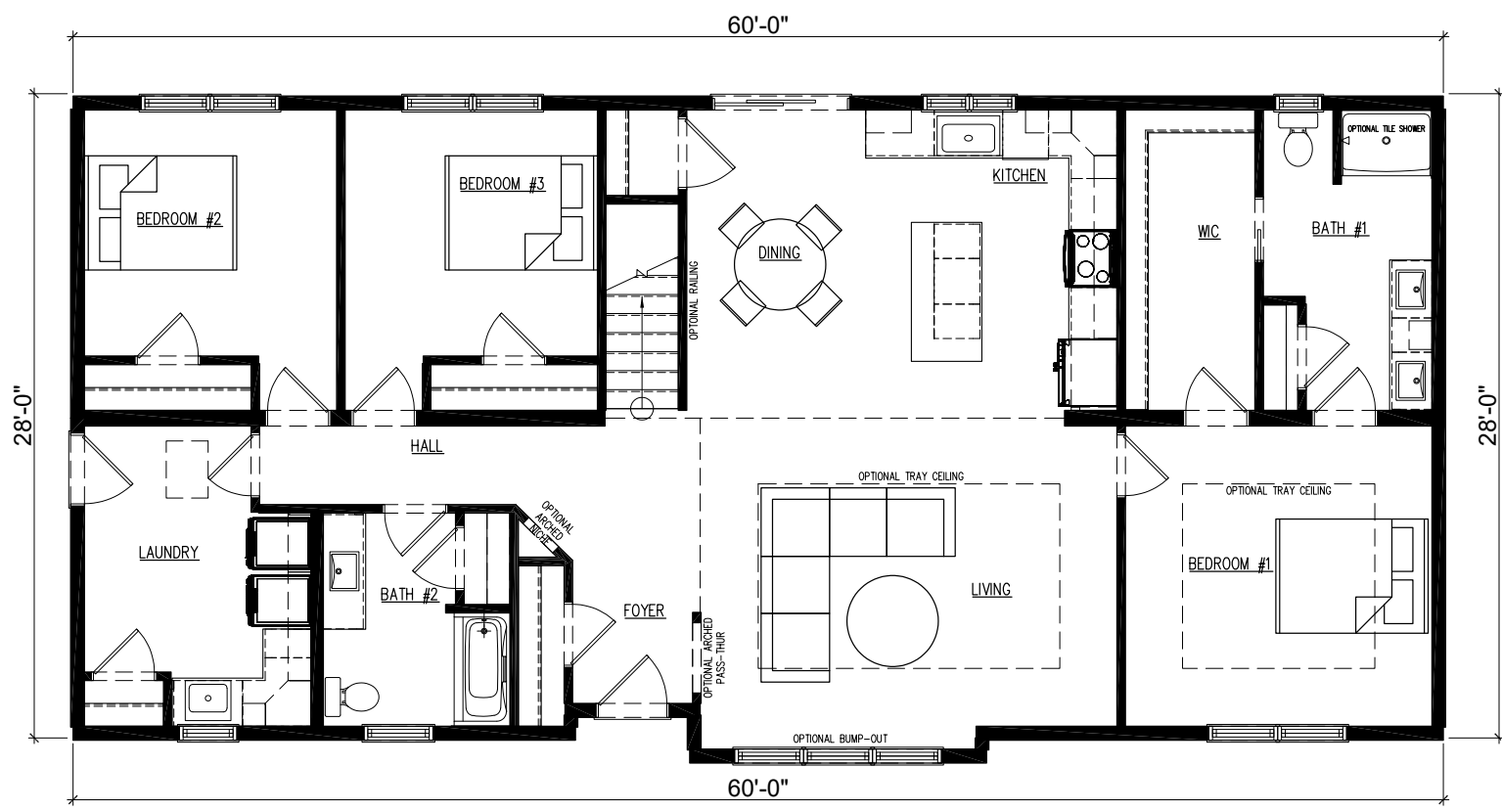




**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,692** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional bumpout, dormers and siding accents. Garage completed onsite by others.







## SPECIFICATIONS:

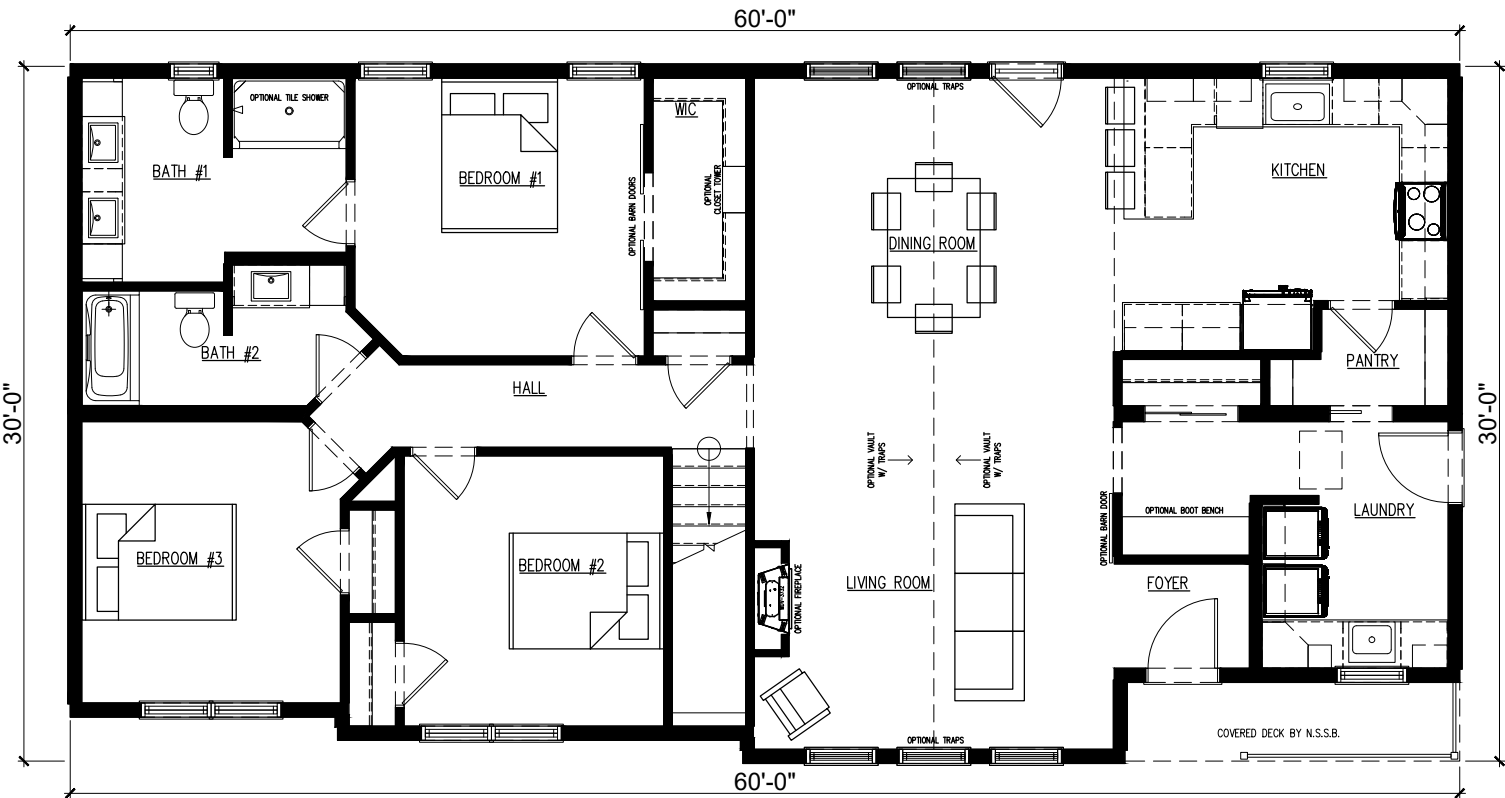
Style: **Ranch/Rambler** | Sq. Ft.: **1,706** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional vaulted dormer, trap windows and siding accents. Garage completed onsite by others.





**SPECIFICATIONS:**  
 Style: **Ranch/Rambler** | Sq. Ft.: **1,708** | Beds: **3** | Showers: **2** | Toilets: **2**  
 Render shown with optional vaulted dormer, trap windows and siding accents. Garage completed onsite by others.



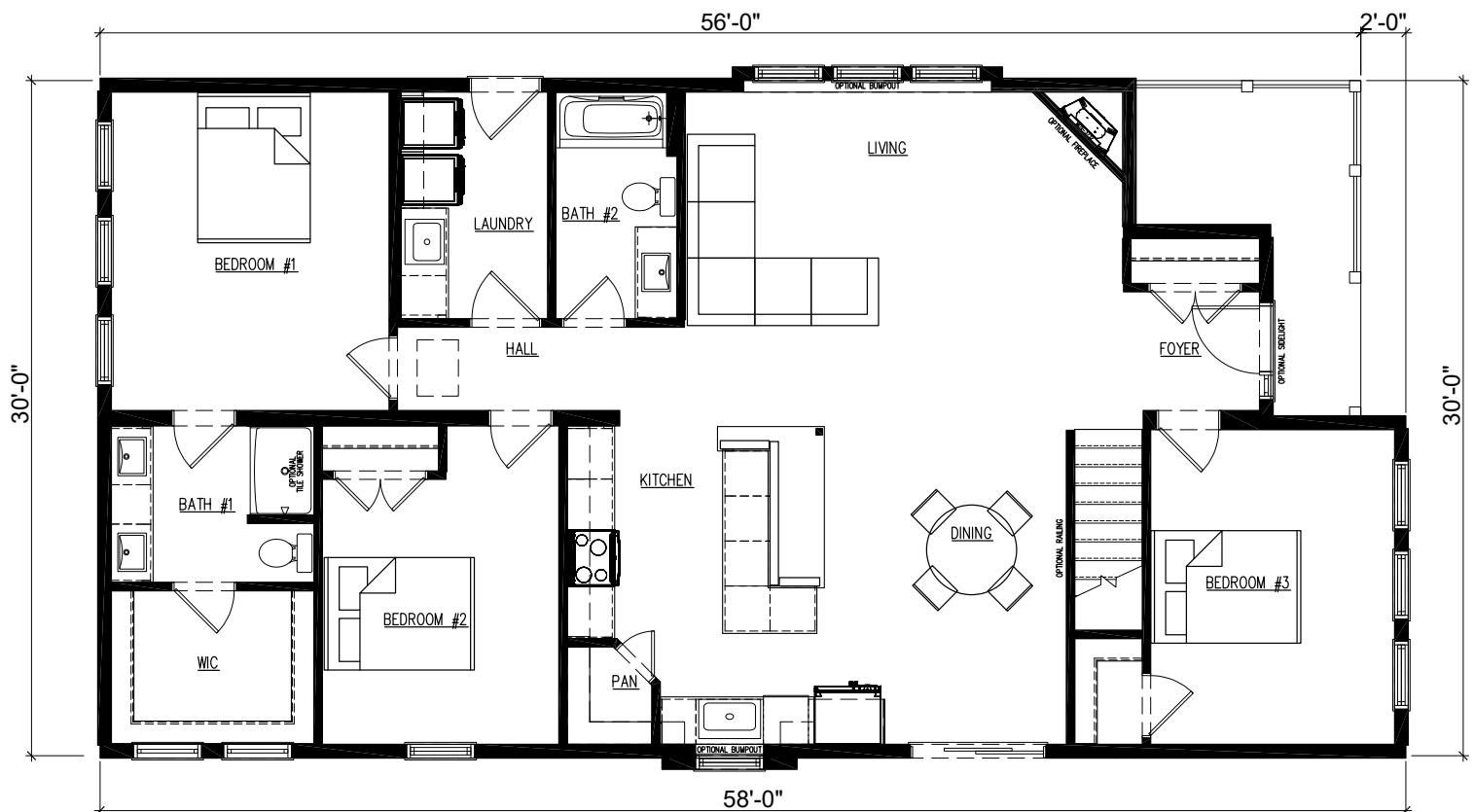




## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,710** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelight, transoms, dormers, bumpouts and siding accents.  
Garage completed onsite by others.

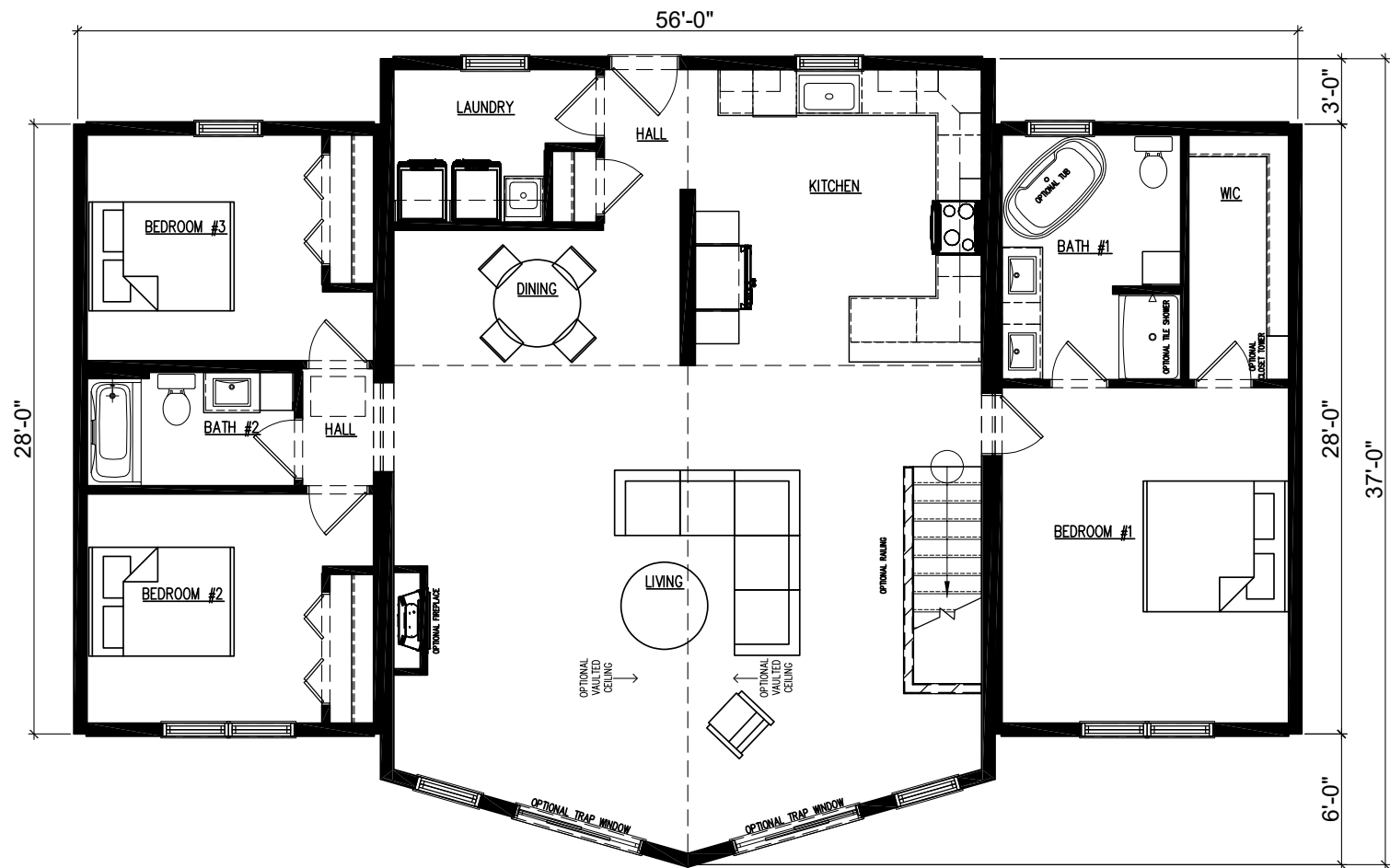




# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,792** | Beds: **3** | Showers: **2** | Toilets: **2**

\*Render and plan shown with optional prow and trap windows. Square footage includes optional prow.





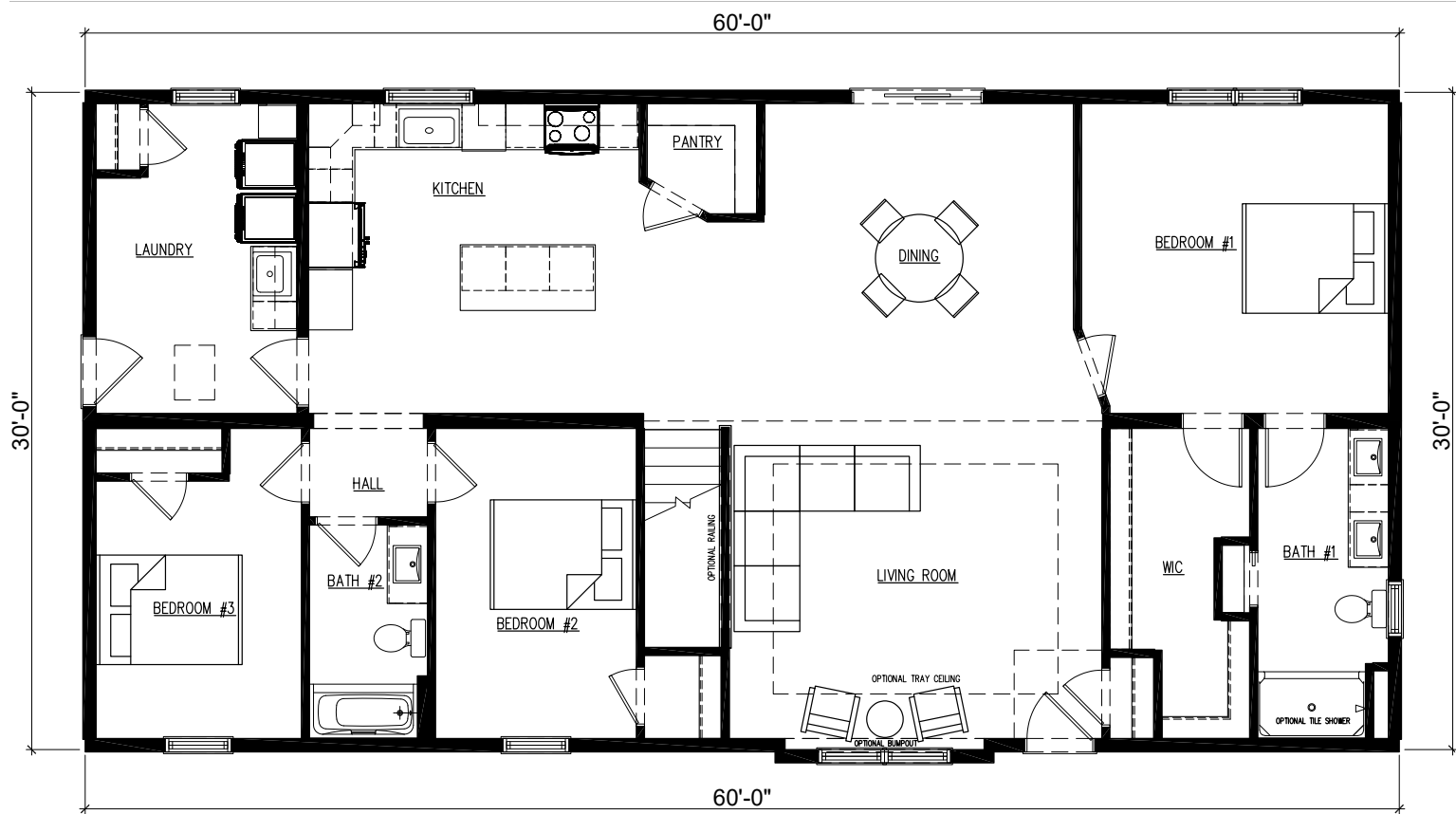


# Ridge

**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,800** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional dormers and siding accents.  
Shutters and deck completed onsite by others.





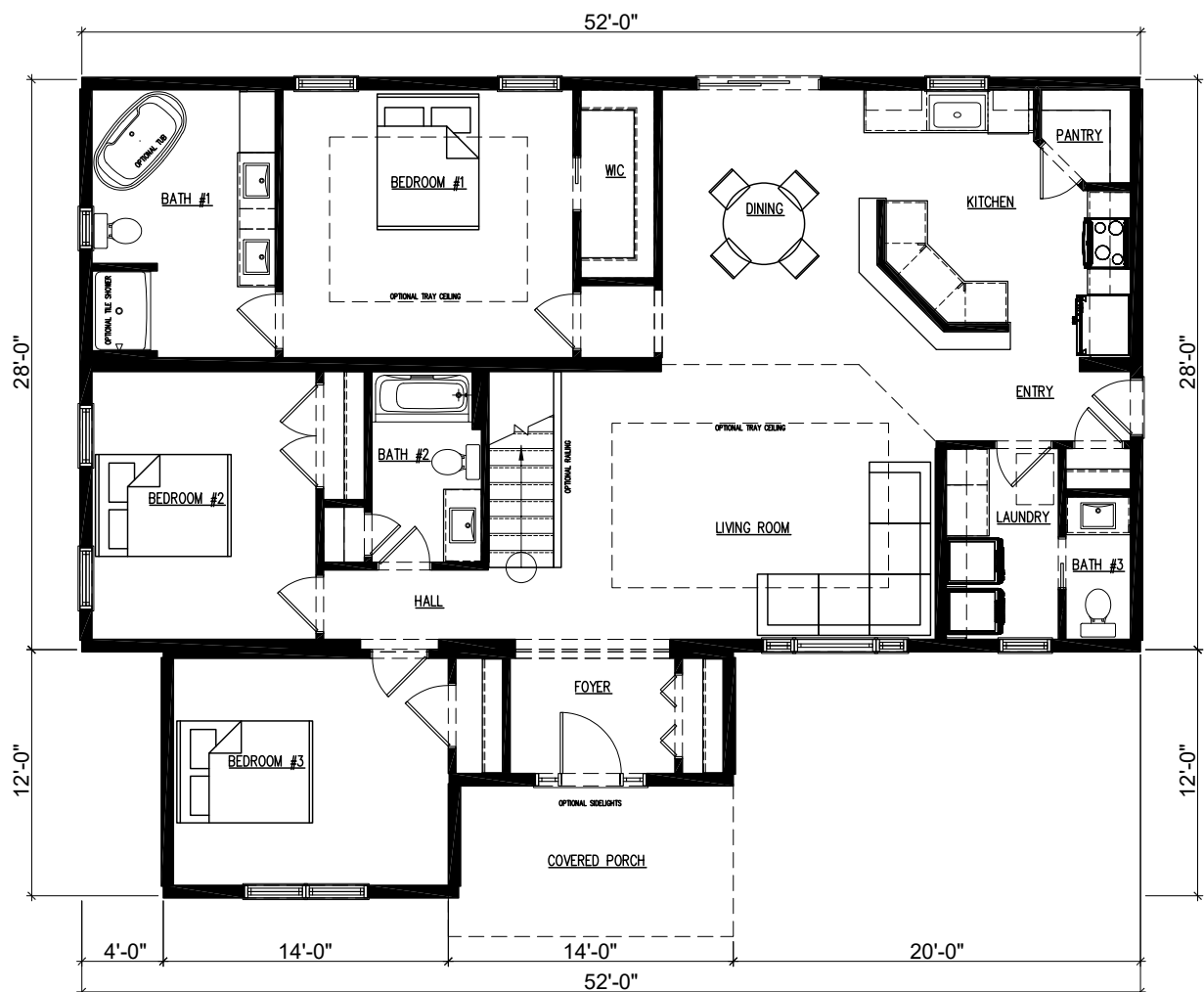


# Roanoke

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,820** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional sidelights, transoms, dormers and siding accents.  
Garage completed onsite by others.







# Jefferson

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,842** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional dormers, transom, bumpouts, sidelights and siding accents.



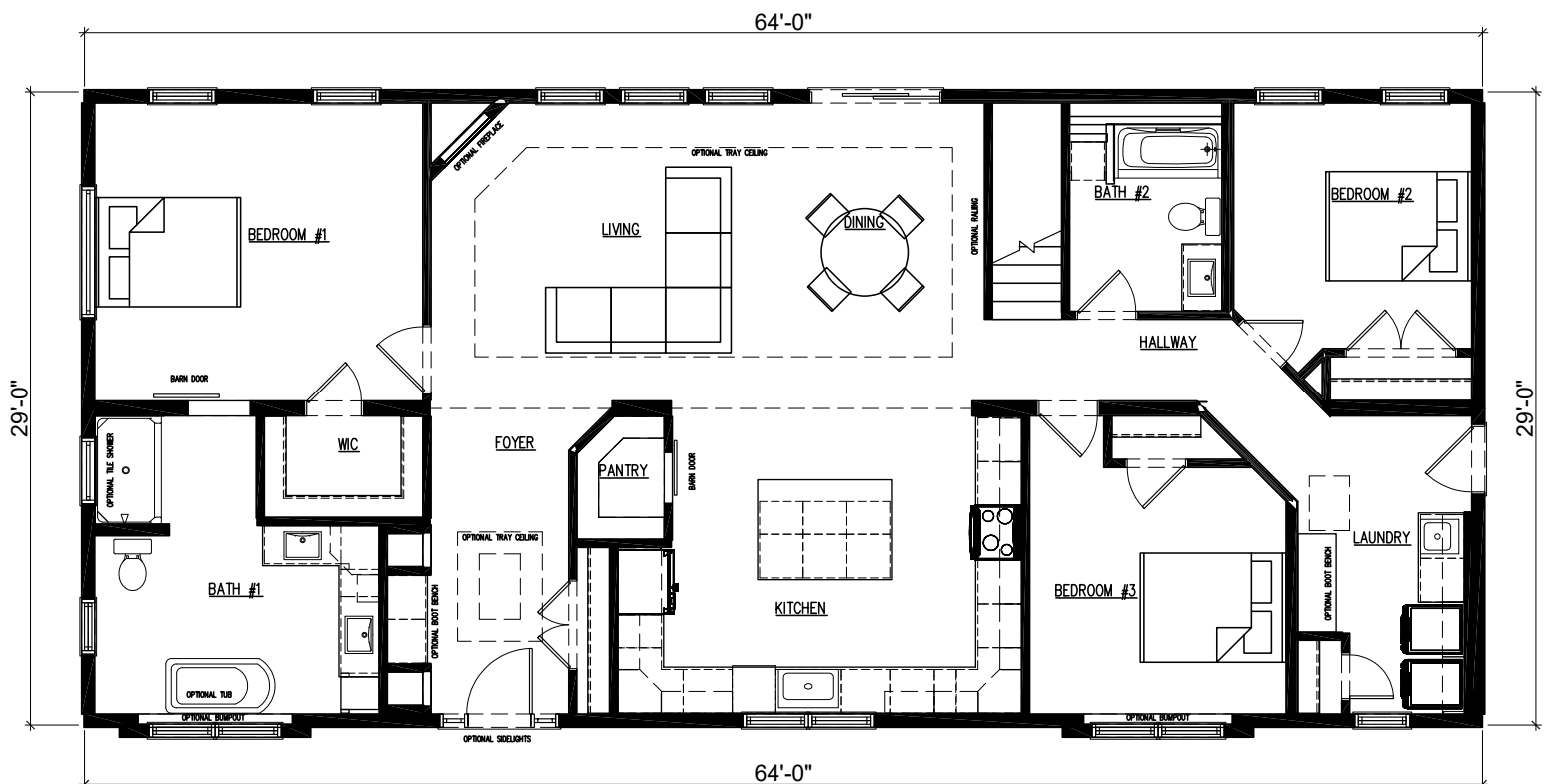




## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,856** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelights, bumpouts, dormers and siding accents.





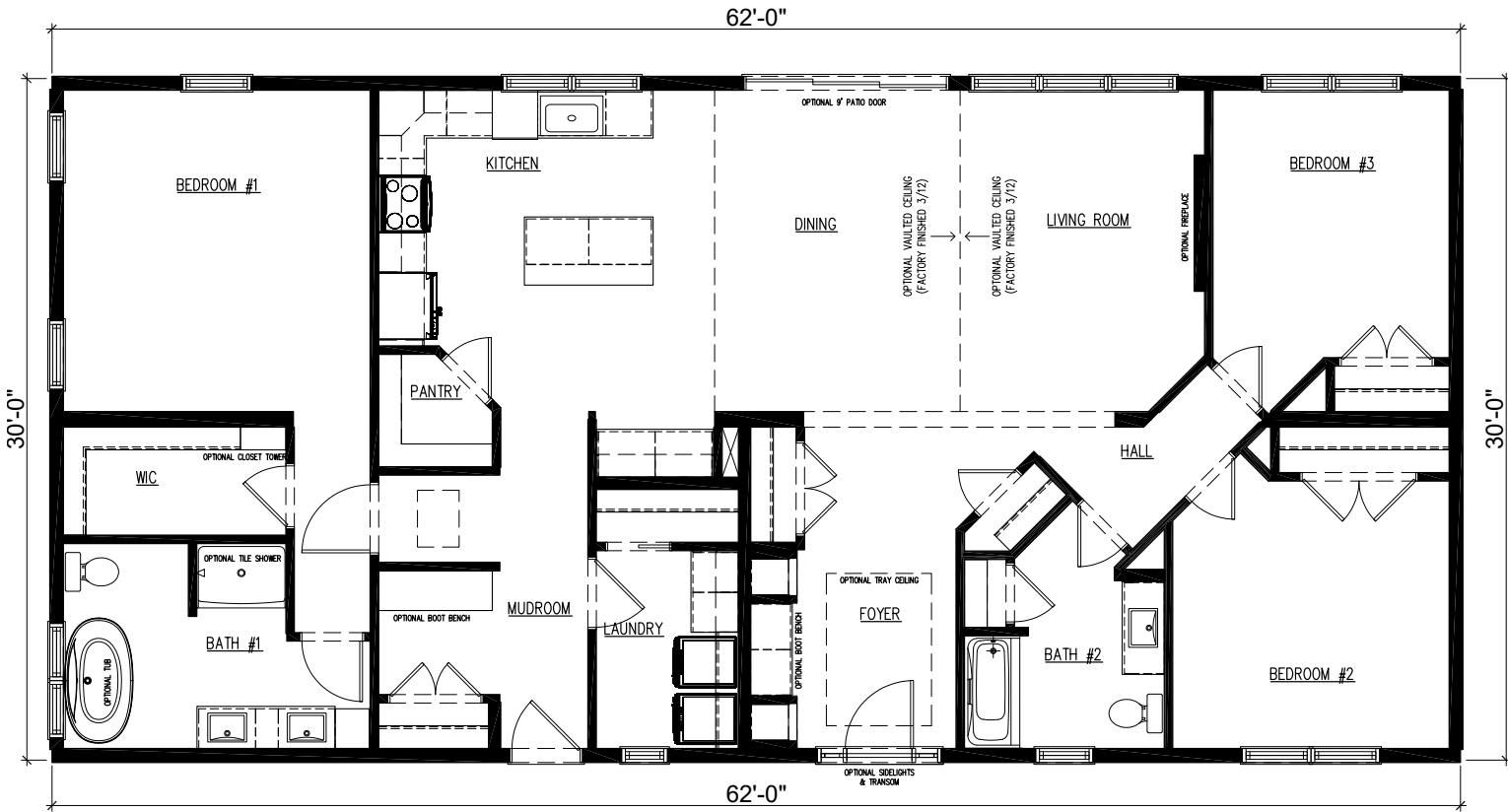


# Maxwell

**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **1,860** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional vaulted dormer and siding accents. Steps completed onsite by others.

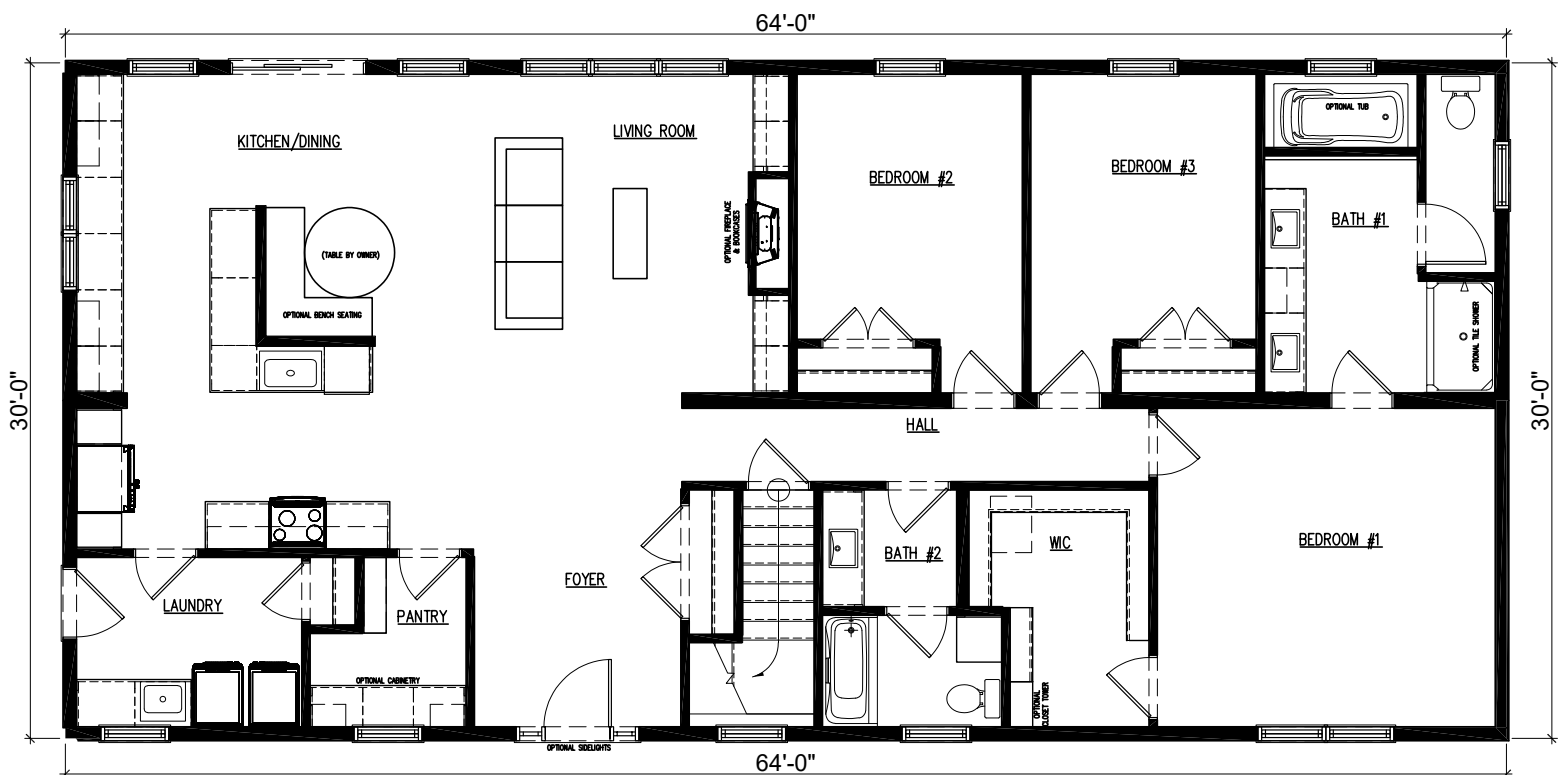




## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,920** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelights and dormers. Garage completed onsite by others.







SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,932** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional siding accents, sidelights and transoms.





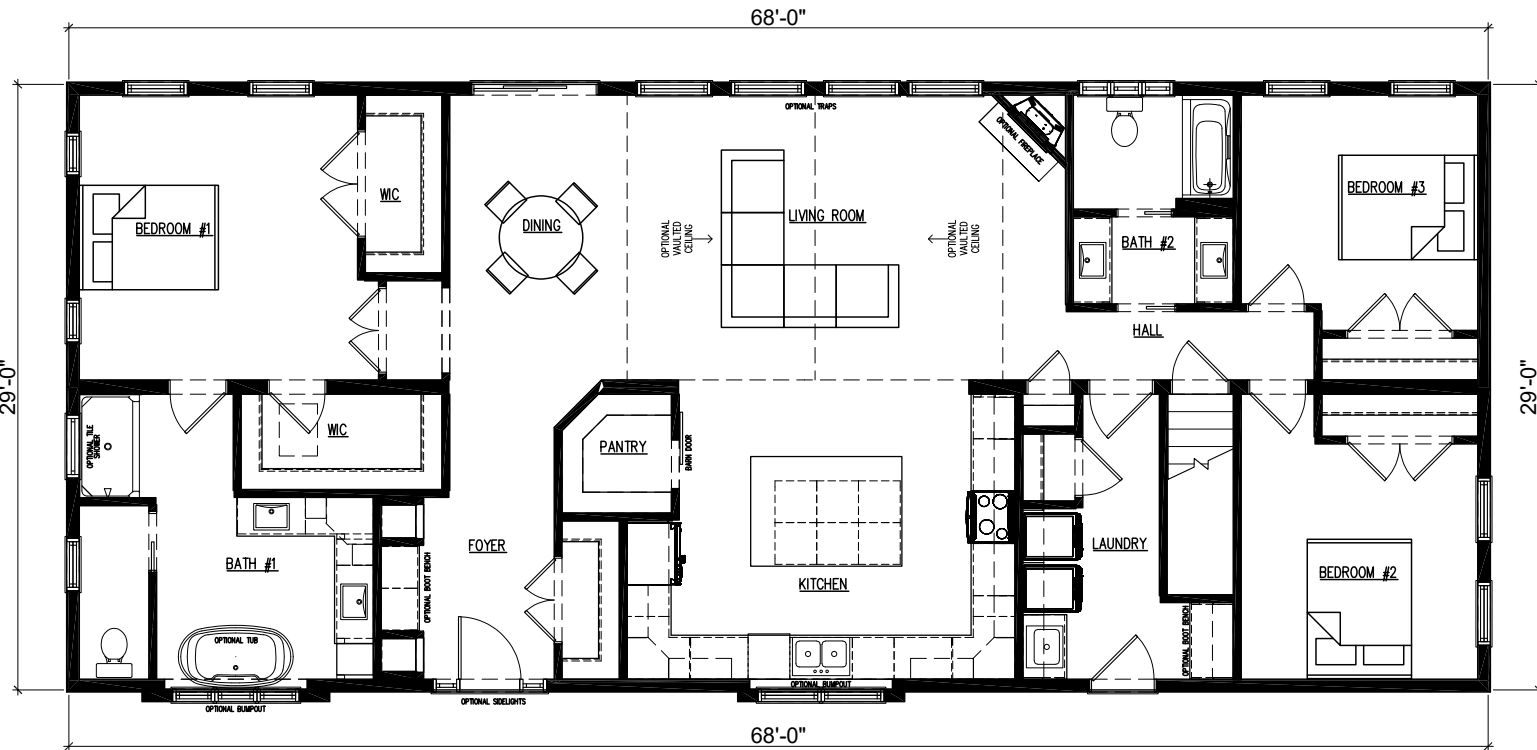


# Copper Mountain

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,972** | Beds: **3** | Showers: **2** | Toilets: **2**

\*Render shown with optional bumpouts and sidelights. Porch and garage completed onsite by others.



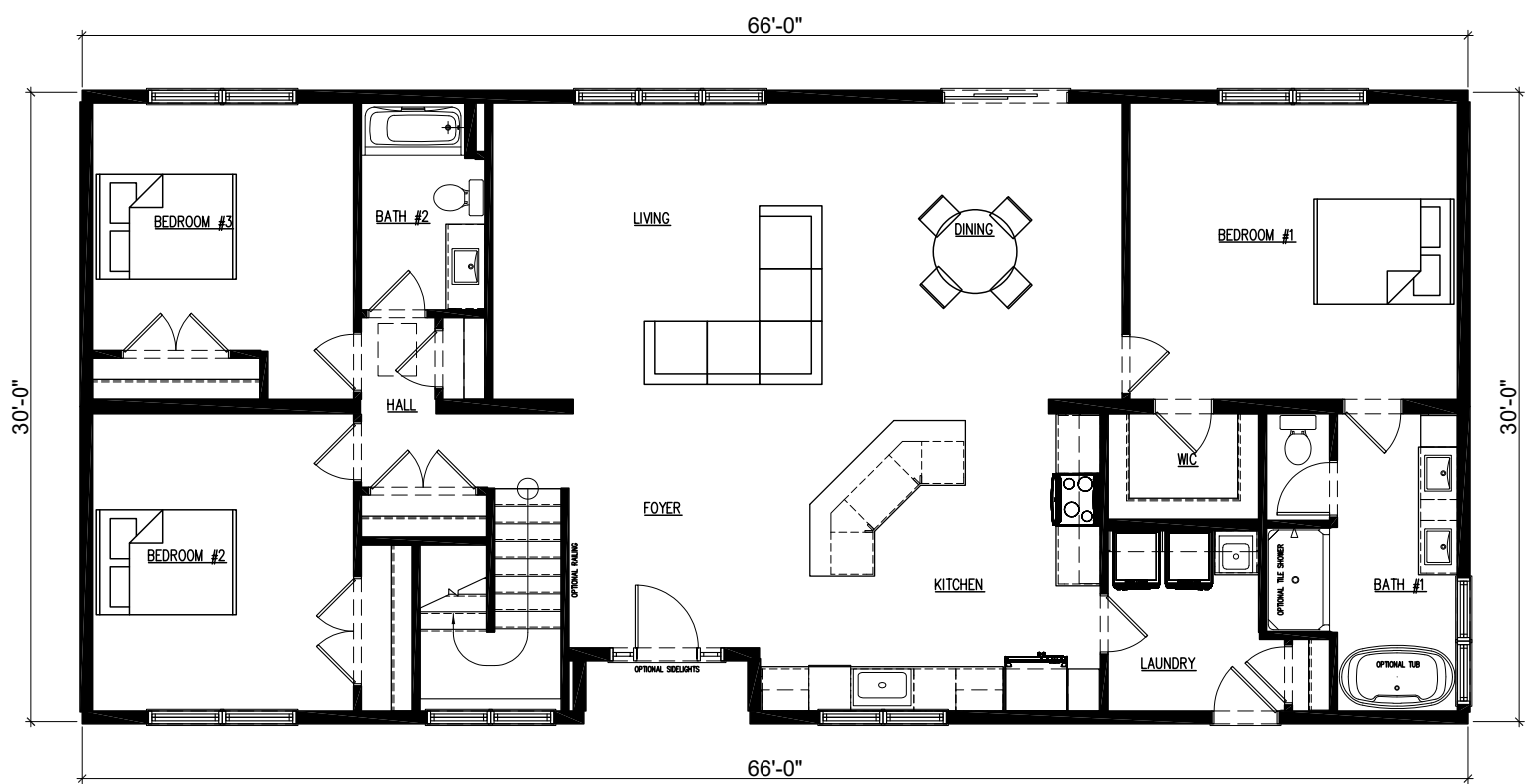




SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,980** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with sidelights, dormers and siding accents. Garage completed onsite by others.





# Savannah

**SPECIFICATIONS:**

Style: **Ranch/Rambler** | Sq. Ft.: **2,010** | Beds: **3** | Showers: **3** | Toilets: **3**

Render shown with optional sidelights, hip roof line and, siding accents. Garage completed onsite by others.







## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **2,186** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional bumpout, dormer and siding accents. Garage completed onsite by others.







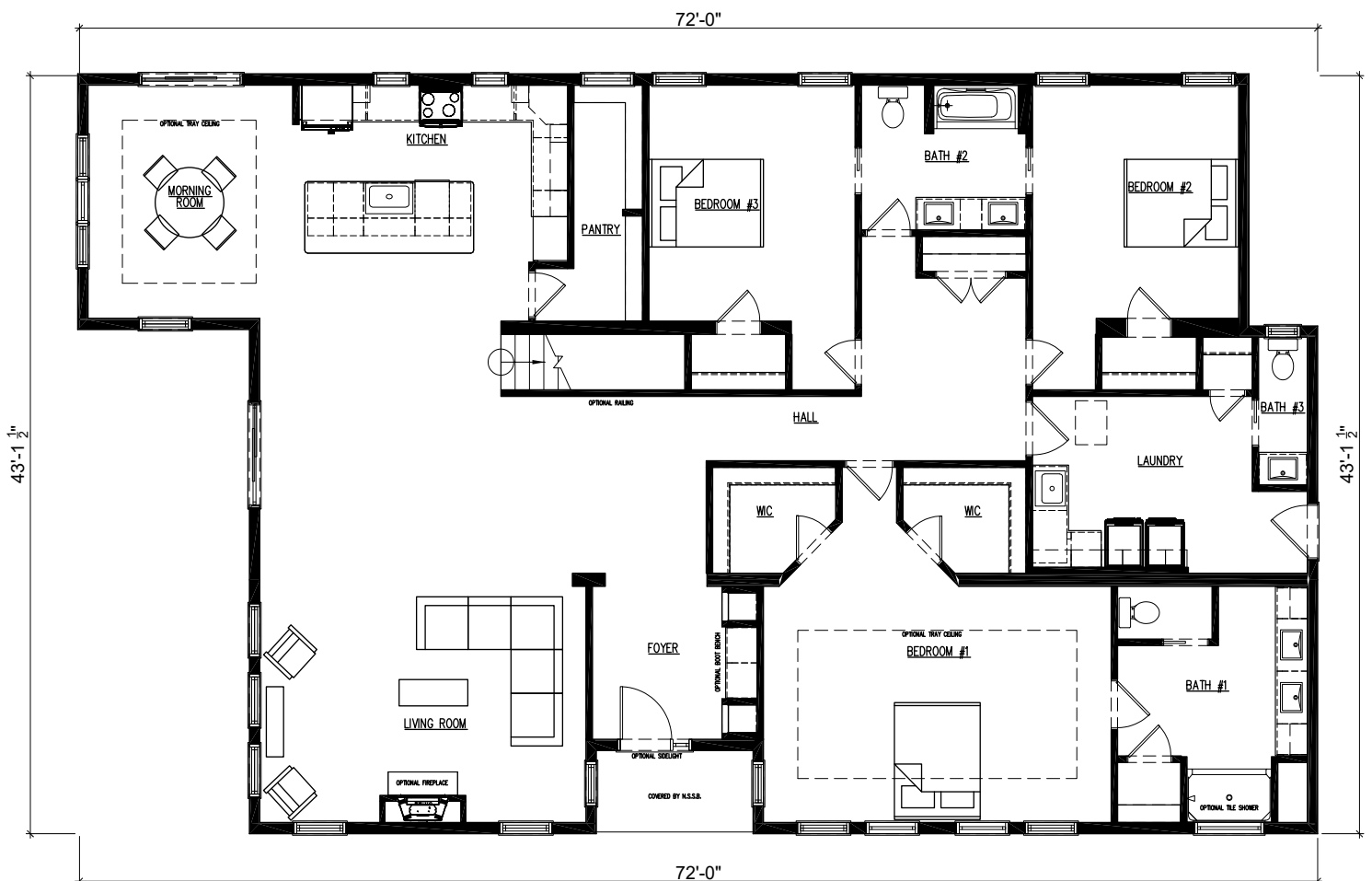


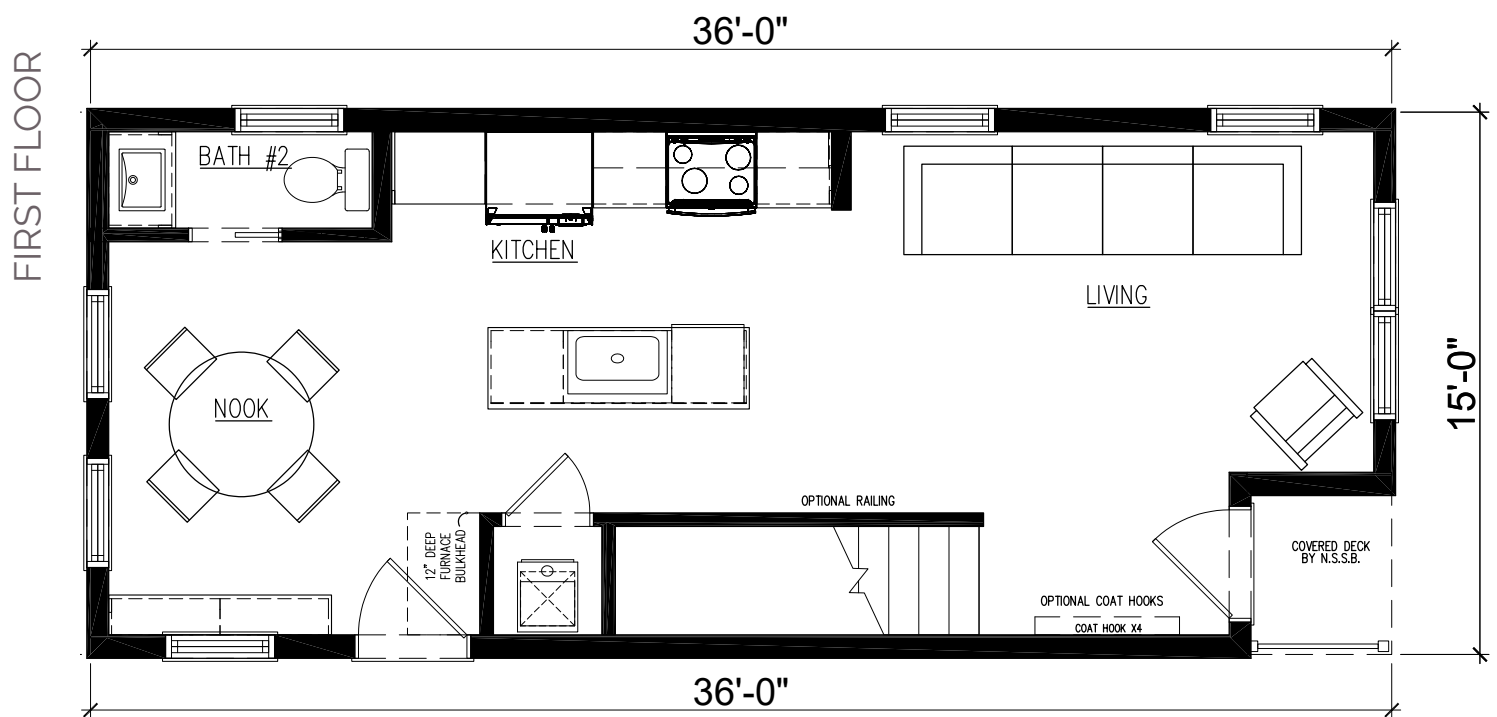
# El Dorado

## SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **2,760** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional sidelights, dormers, transoms and siding accents.







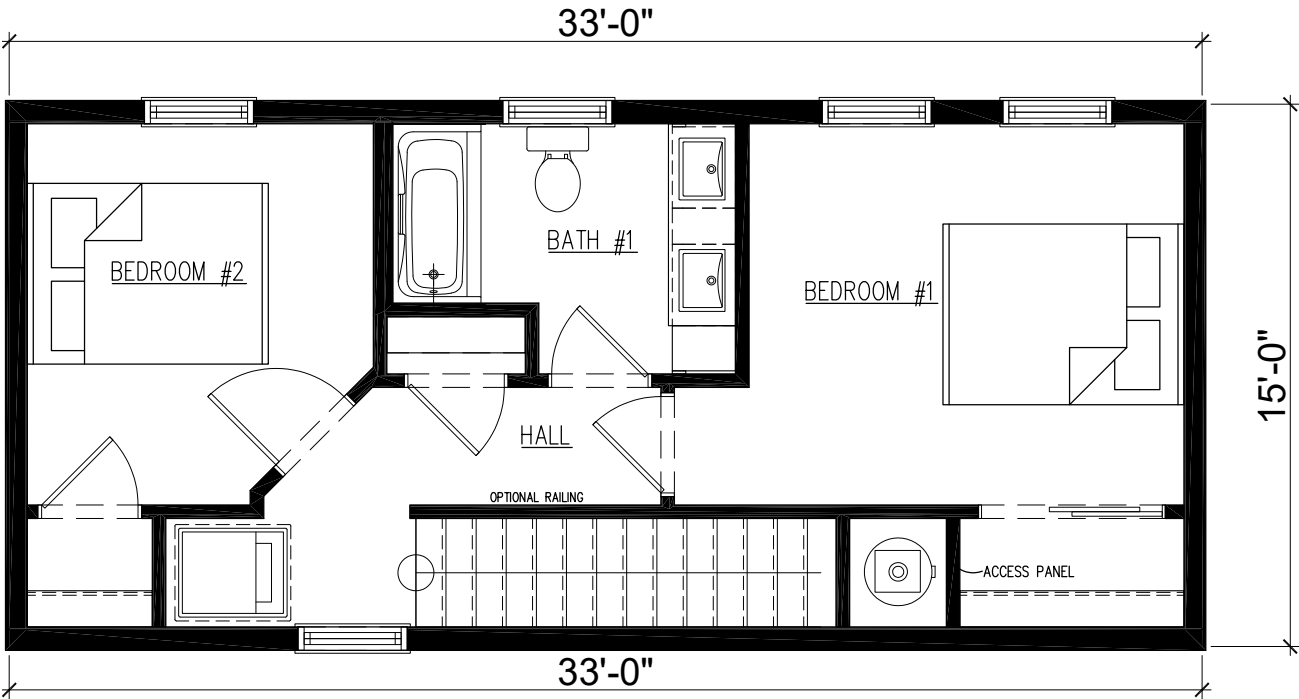
SPECIFICATIONS:

Style: **Finished Cape** | Sq. Ft.: **1,080** | Beds: **2** | Showers: **1** | Toilets: **2**

Render shown with optional siding accents.



SECOND FLOOR



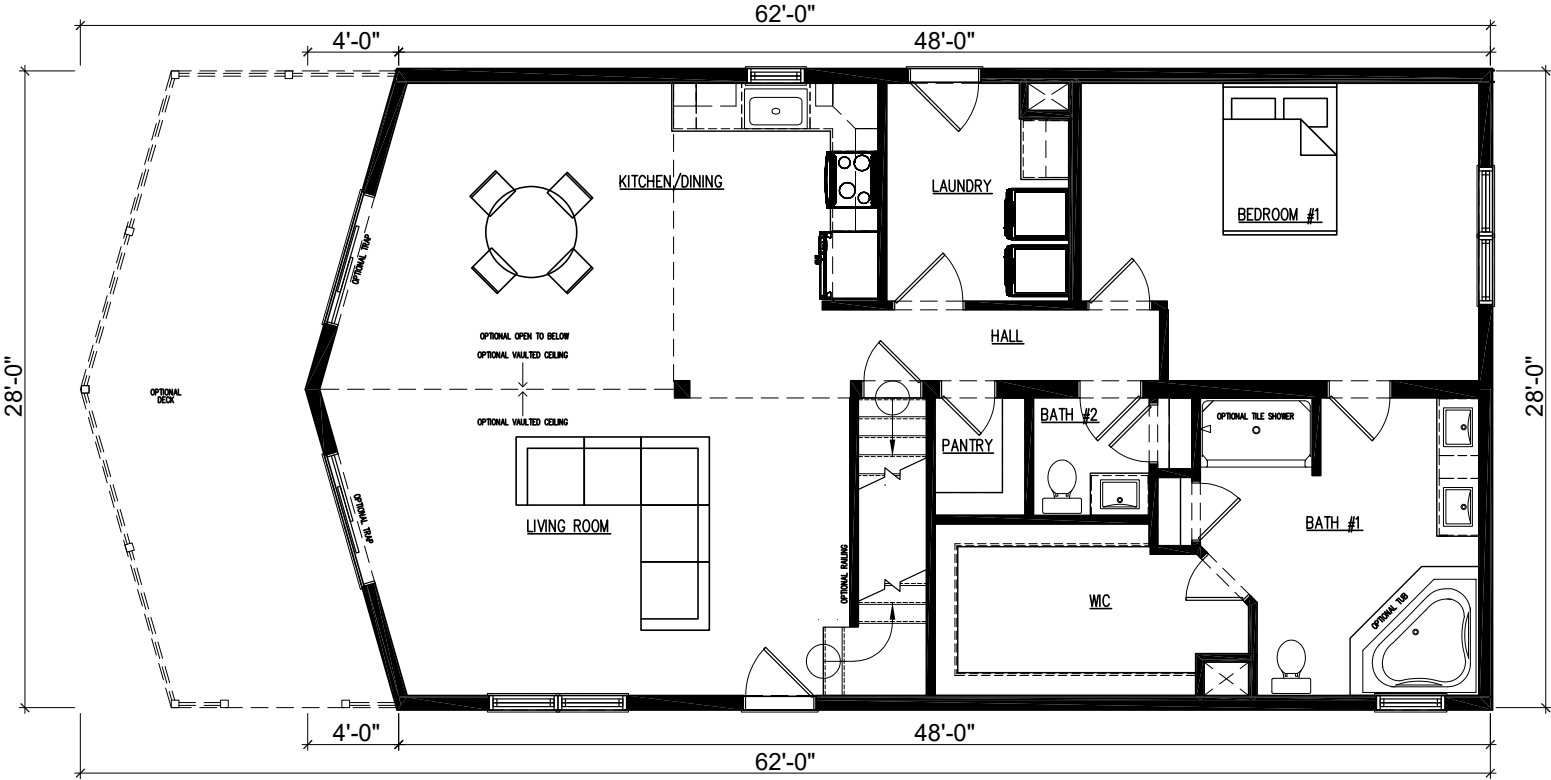


**SPECIFICATIONS:**

\*Additional 690 sq.ft. Unfinished Loft Space Included

Style: **Cape Cod** | Sq. Ft.: **1,400** | Beds: **1** | Showers: **1** | Toilets: **2**

Render shown with optional prow, trap windows and siding accents. Sq. ft. includes prow.  
Optional deck and porch completed onsite by others.







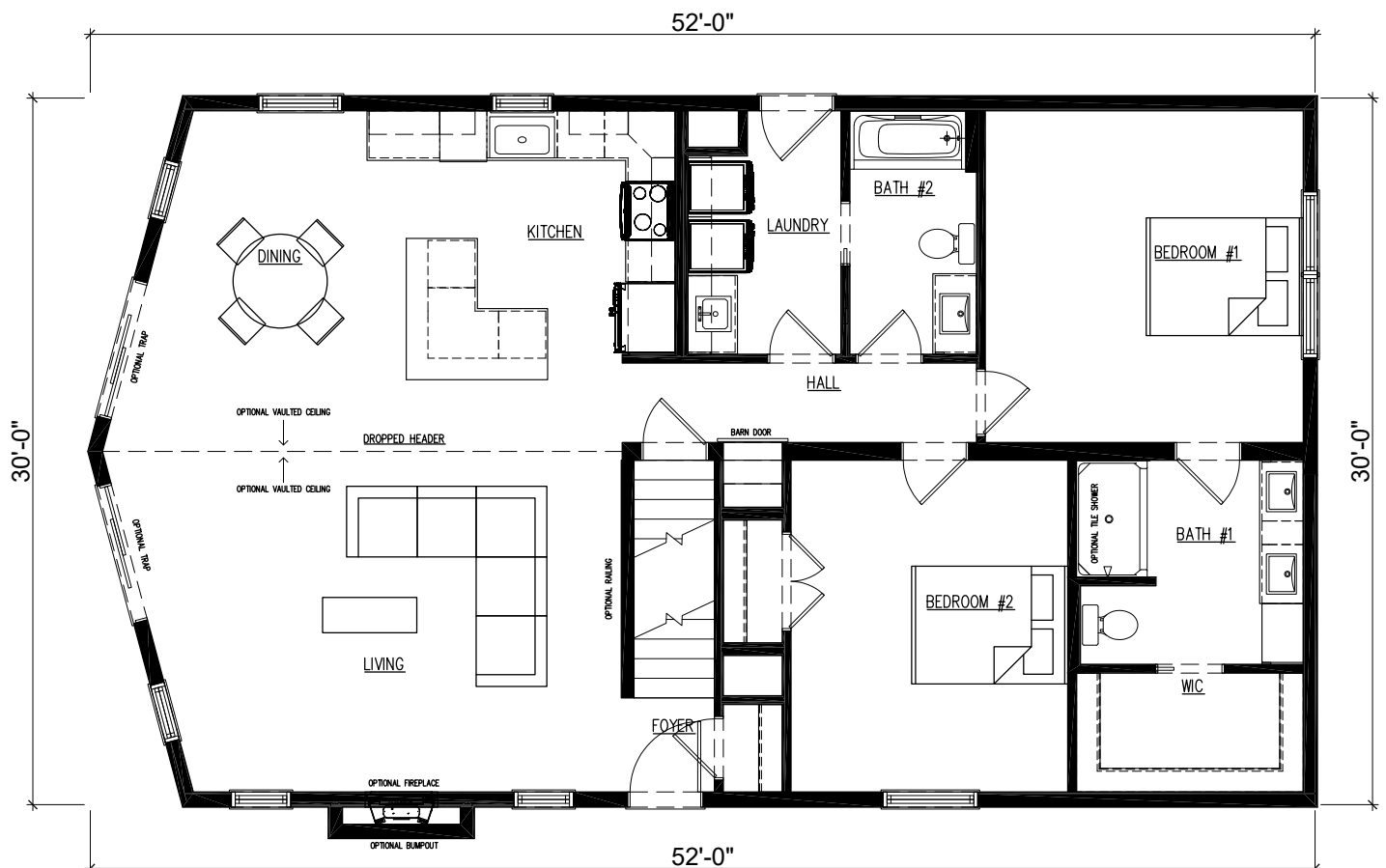
## Spruce

### SPECIFICATIONS:

\*Additional 780 sq.ft. Unfinished Loft Space Included

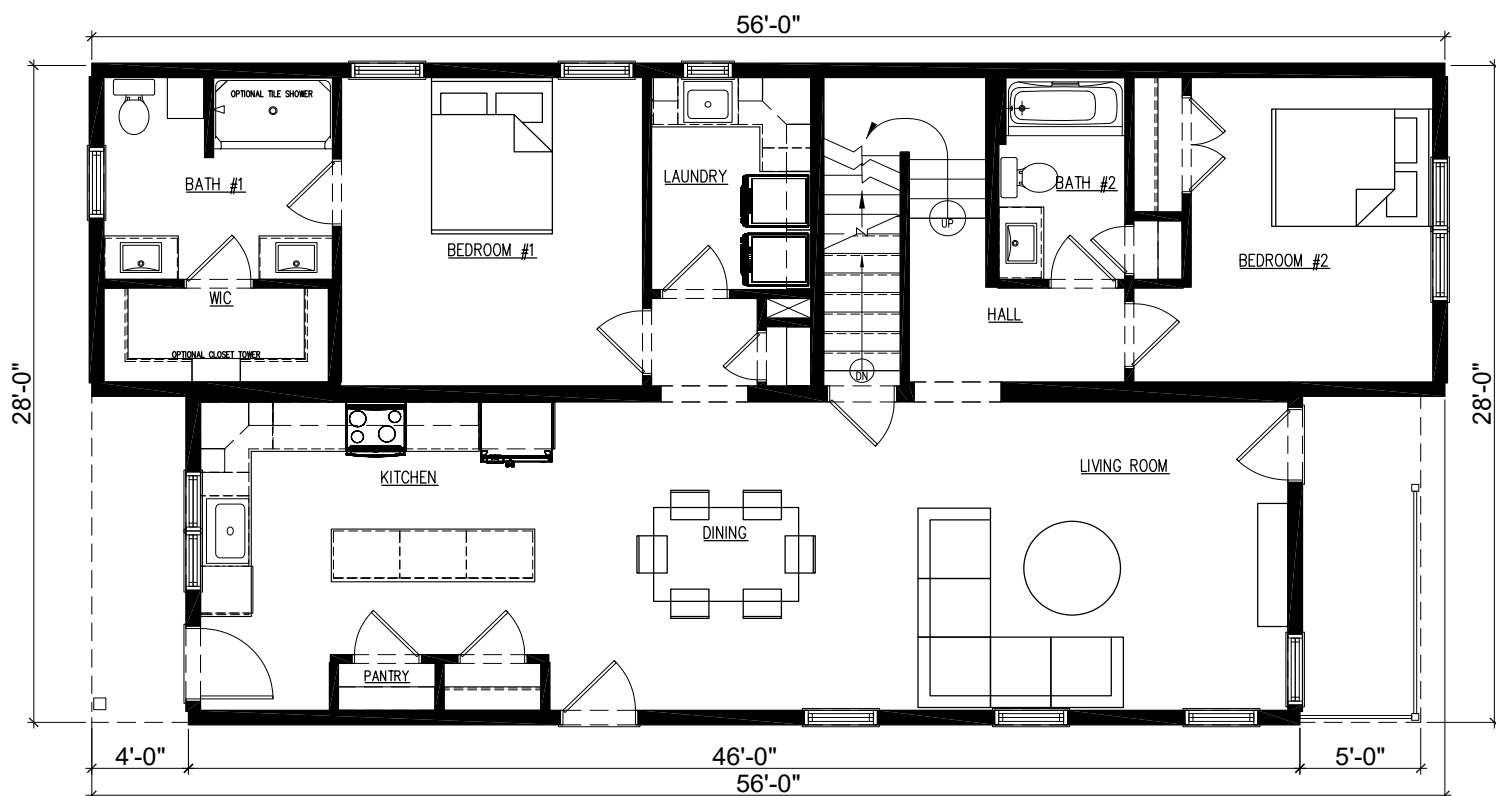
Style: **Cape Cod** | Sq. Ft.: **1,500** | Beds: **2** | Showers: **2** | Toilets: **2**

Render shown with optional fireplace bumpout, trap windows and siding accents.  
Deck completed onsite by others.





**SPECIFICATIONS:** \*Additional 848 sq.ft. Unfinished Loft Space Included  
Style: **Cape Cod** | Sq. Ft.: **1,568** | Beds: **2** | Showers: **2** | Toilets: **2**  
Render shown with optional siding accents. Garage completed onsite by others.





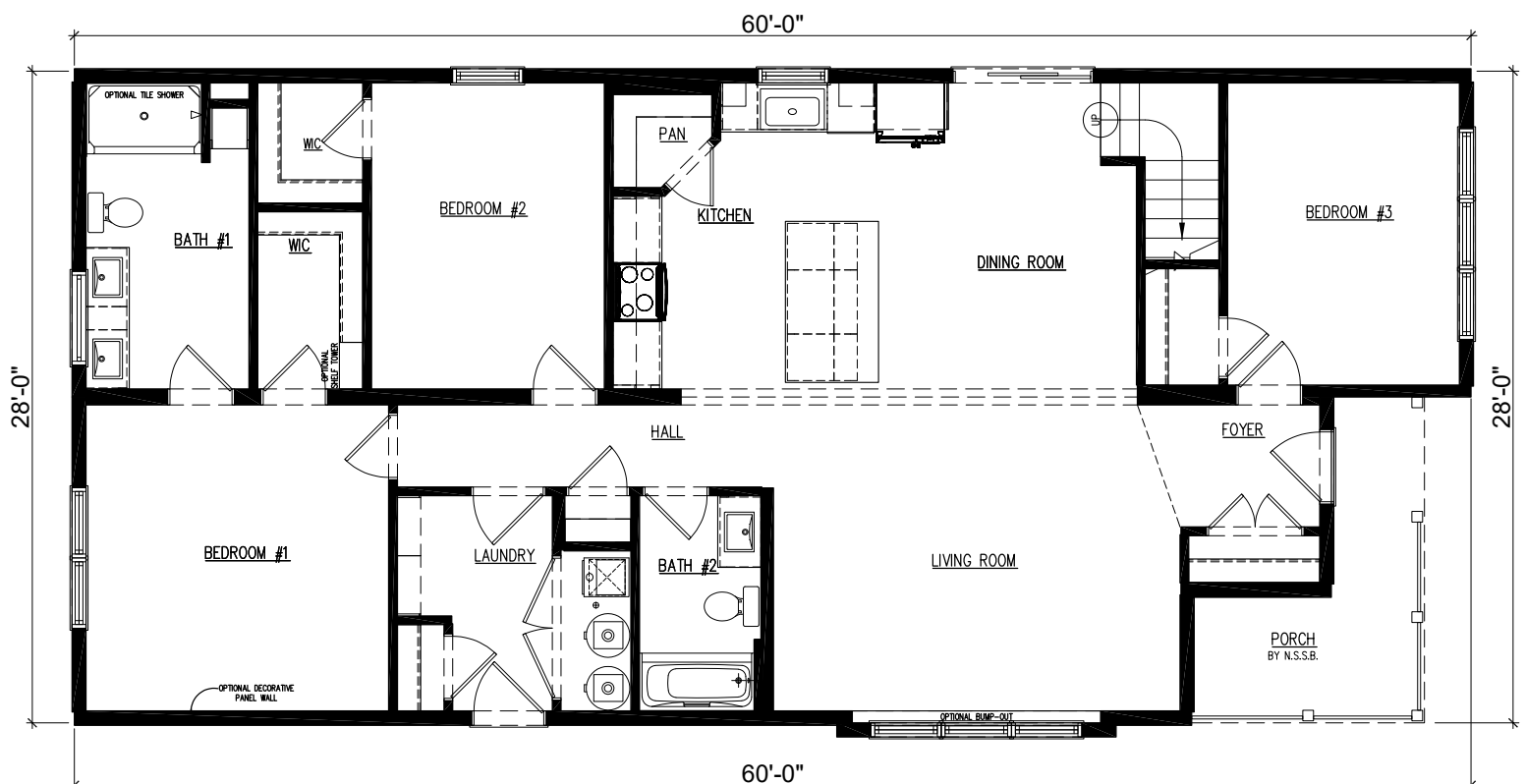


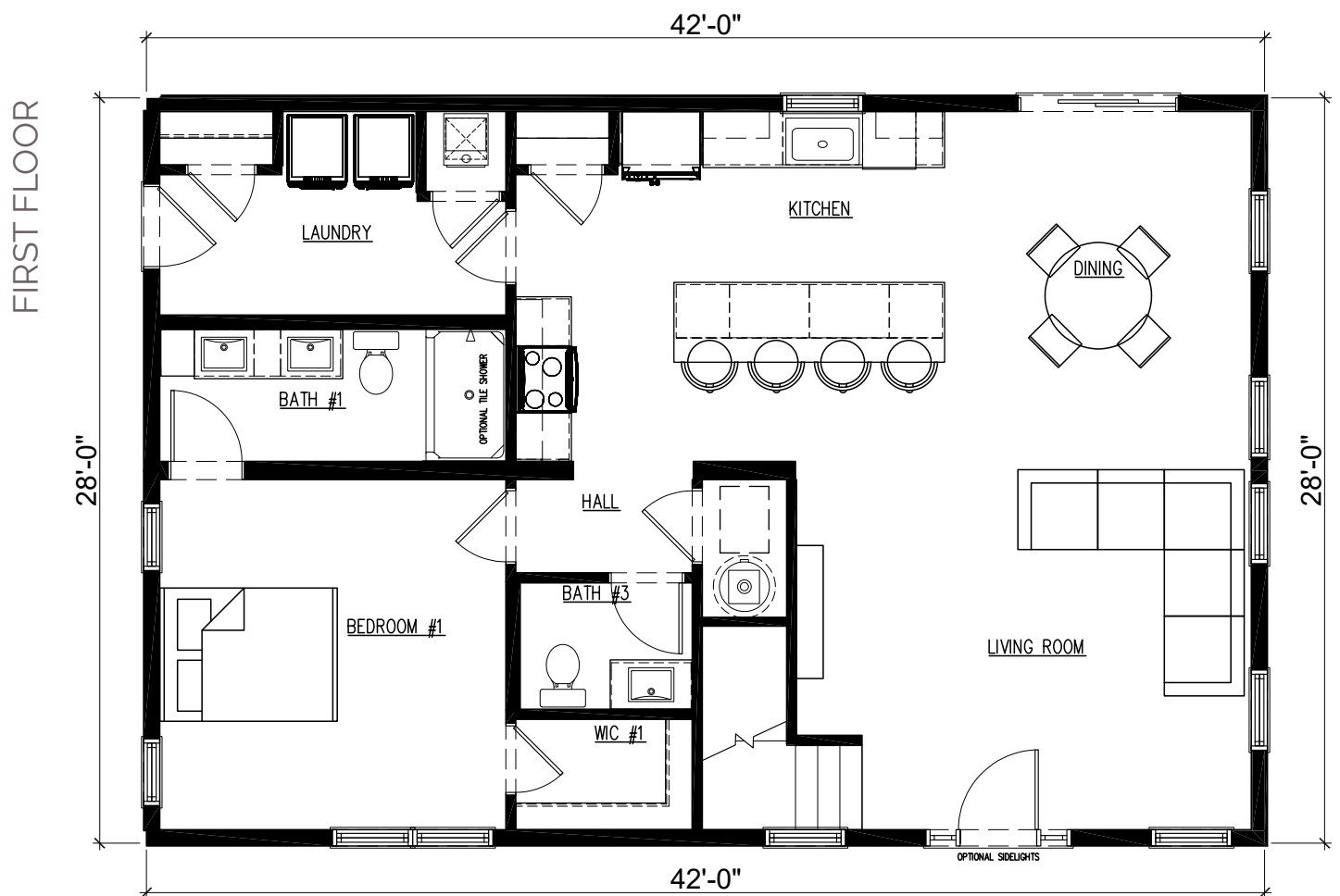
## SPECIFICATIONS:

\*Additional 1,250 sq.ft. Unfinished Loft Space Included

Style: **Cape Cod** | Sq. Ft.: **1,652** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional siding accents and dormers. Garage completed onsite by others.



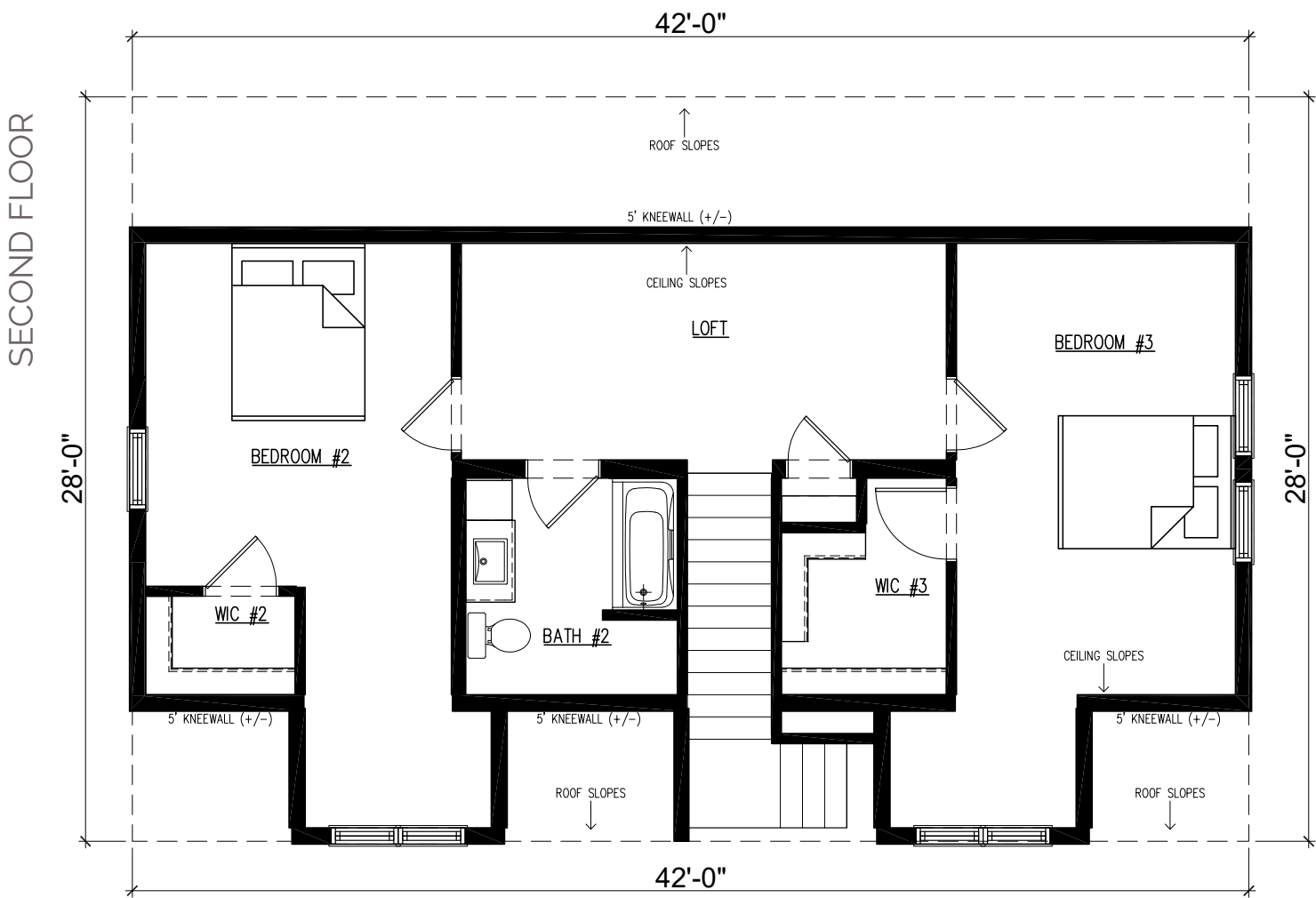




SPECIFICATIONS:

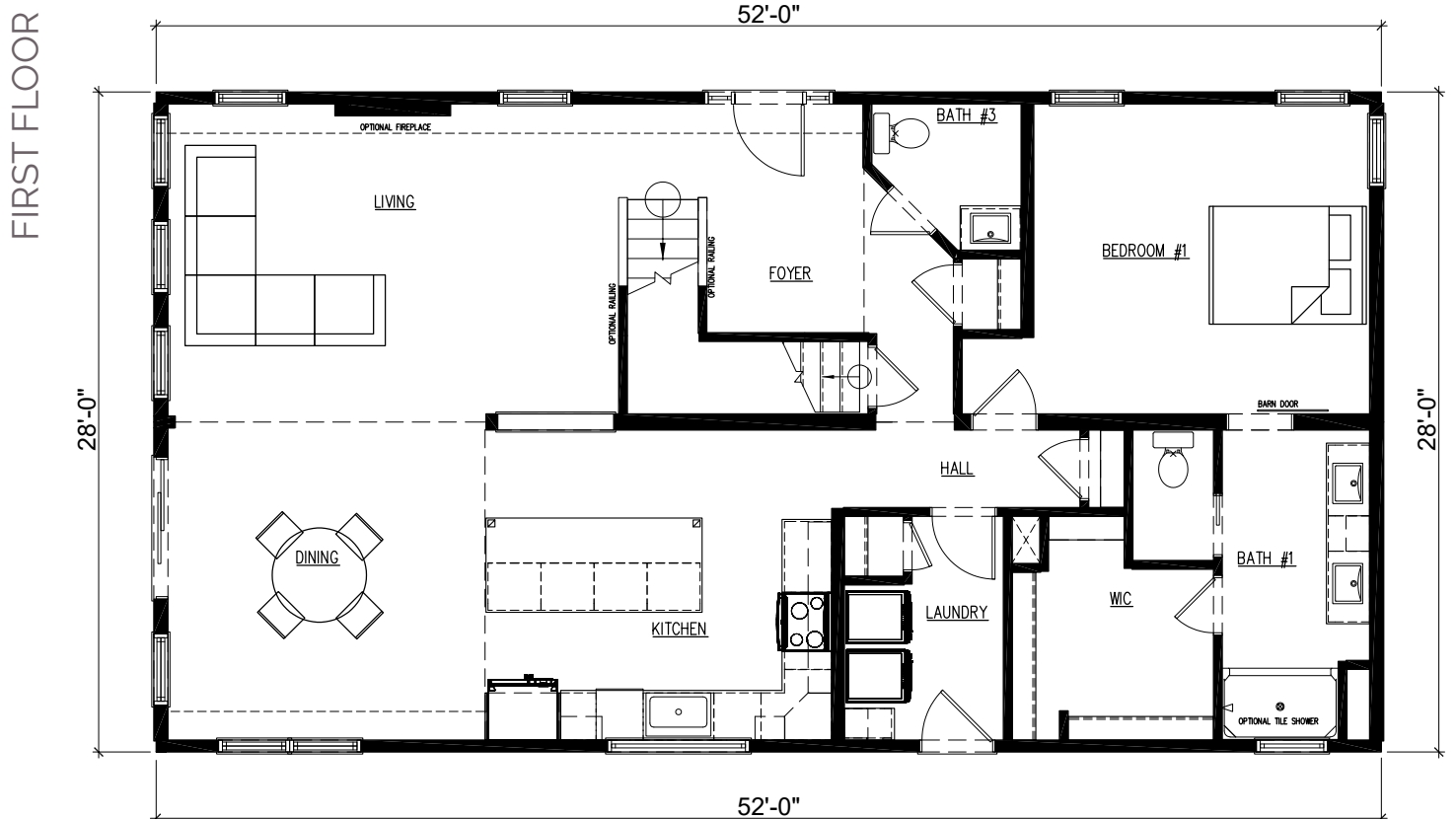
Style: **Finished Cape** | Sq. Ft.: **2,014** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional sidelights and siding accents. Covered porch and garage completed onsite by others.





# Blue River

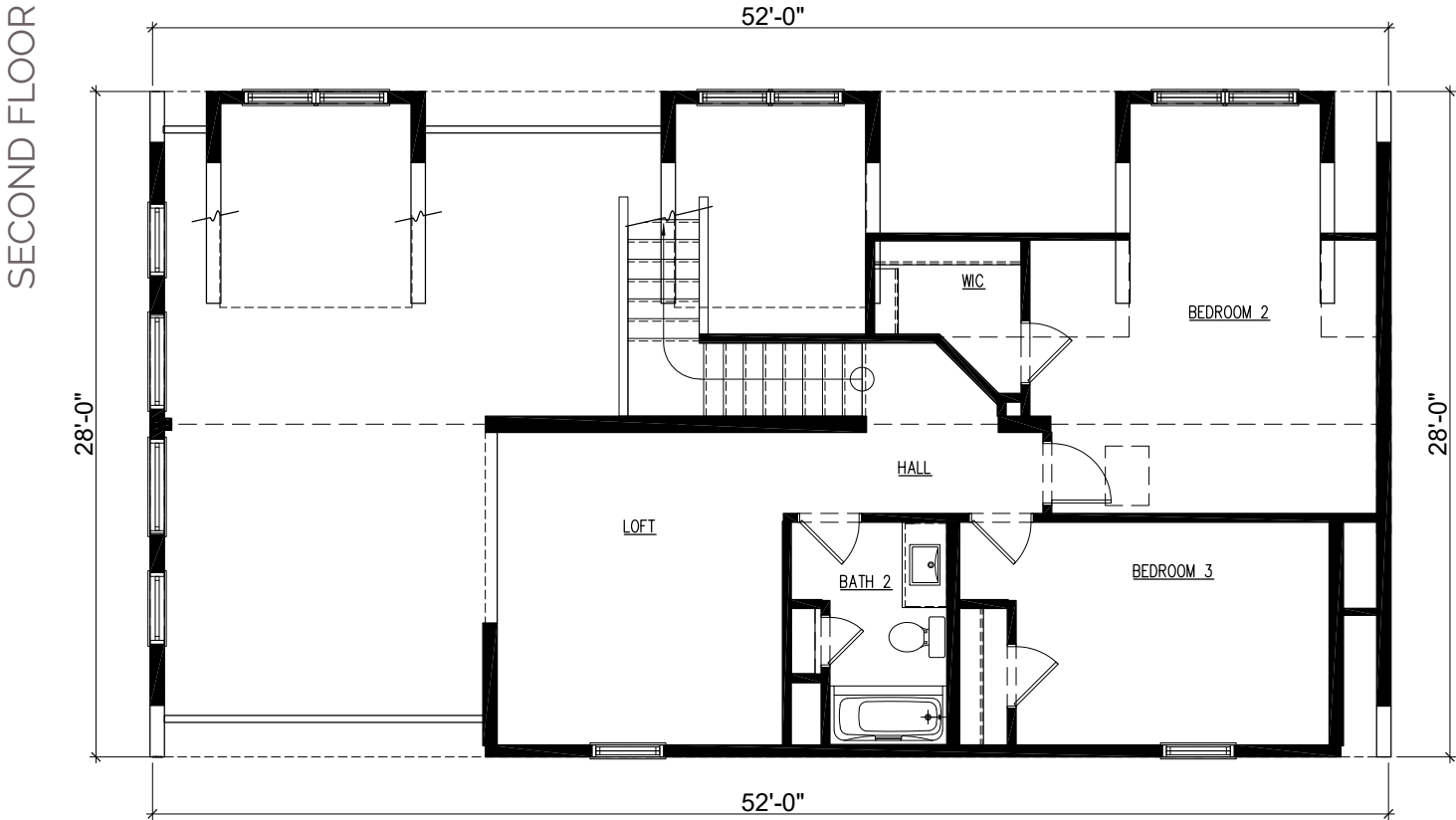




SPECIFICATIONS:

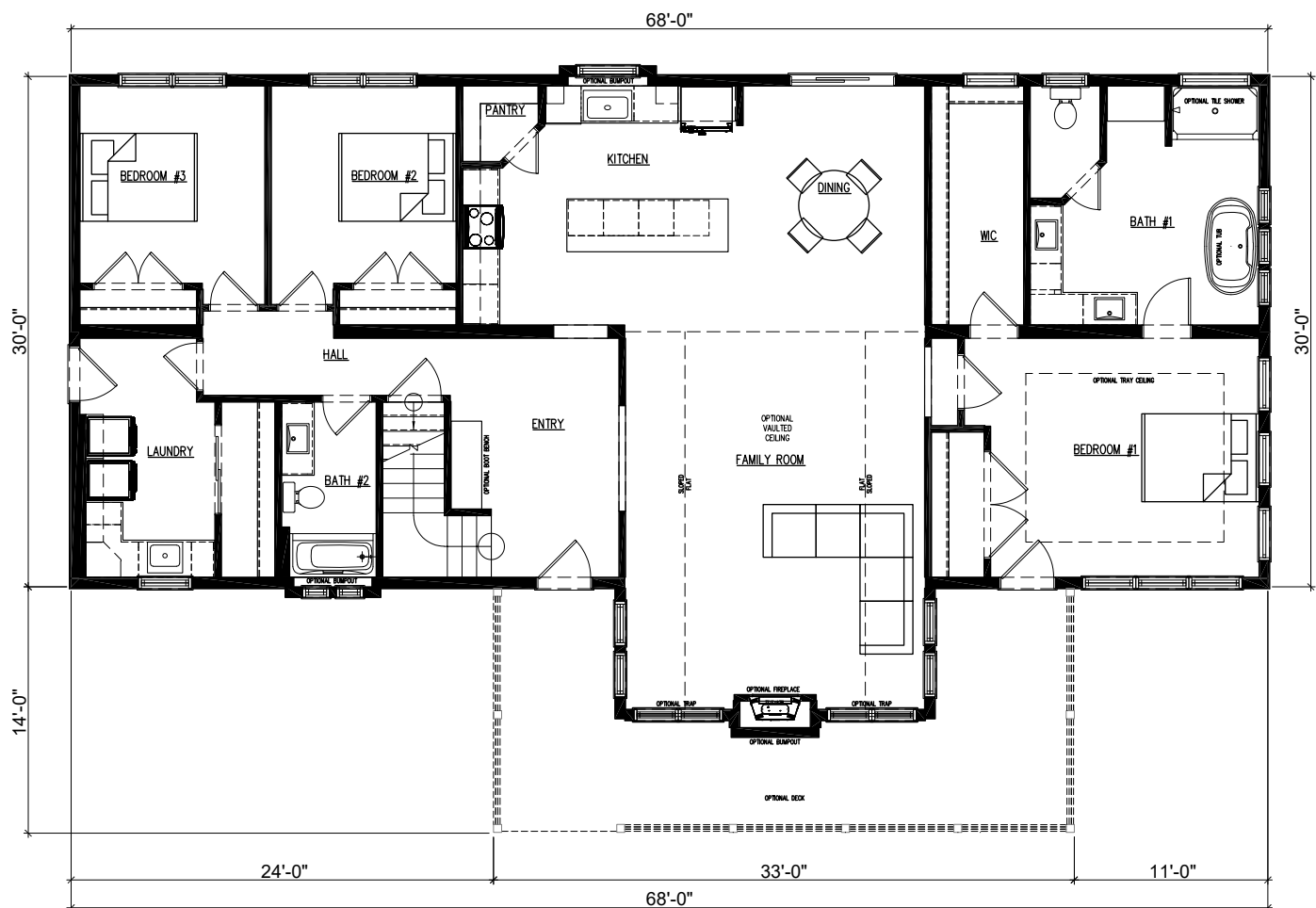
Style: **Finished Cape** | Sq. Ft.: **2,236** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional siding accents, dormers, sidelights, trap windows and steel roof.  
Decks and Garage completed onsite by others.





**SPECIFICATIONS:** \*Additional 1,064 sq.ft. Unfinished Loft Space Included  
Style: **Cape Cod** | Sq. Ft.: **2,448** | Beds: **3** | Showers: **2** | Toilets: **2**  
Render shown with optional fireplace bumpout, trap windows and dormers.  
Covered Porch completed onsite by others.





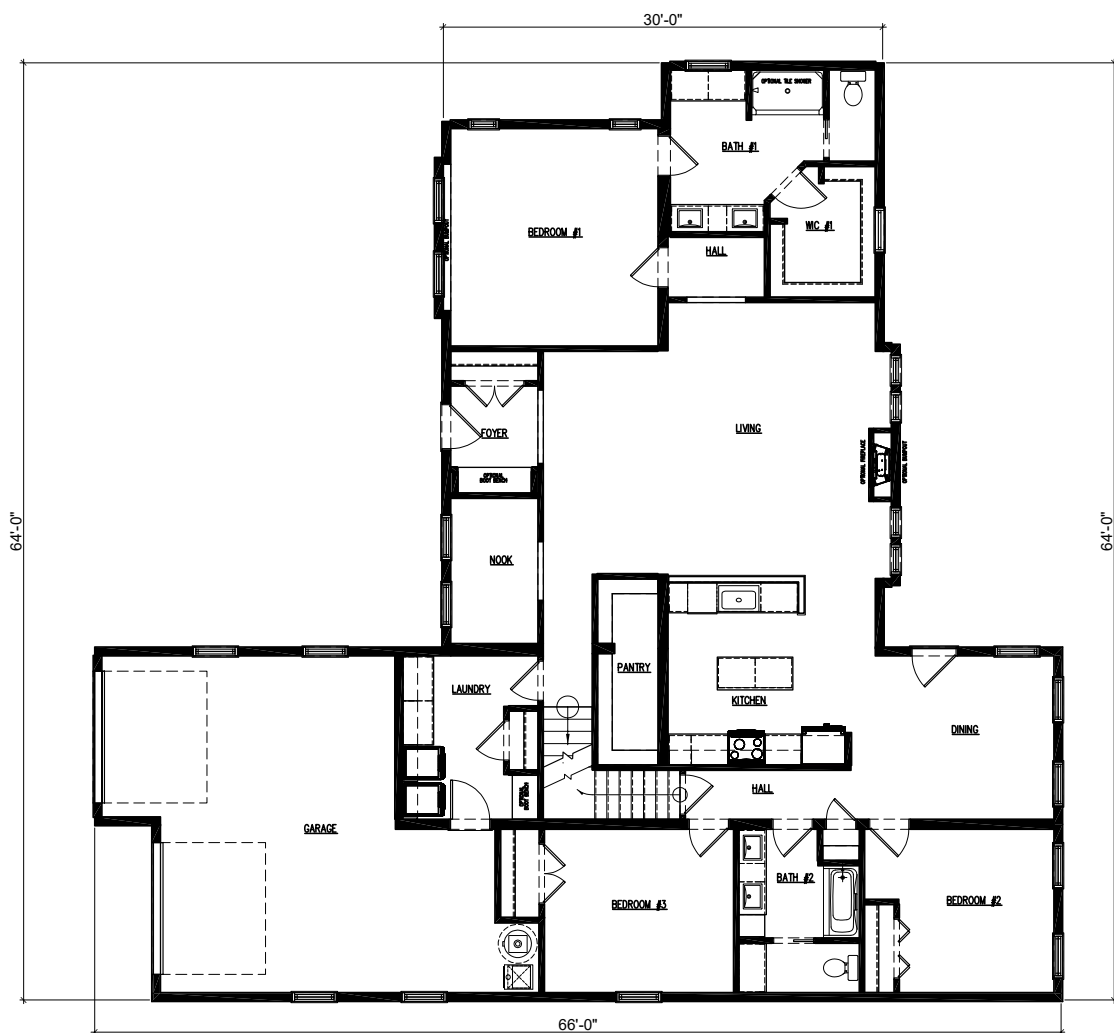


## SPECIFICATIONS:

\*Additional 1,548 sq.ft. Unfinished Loft Space Included

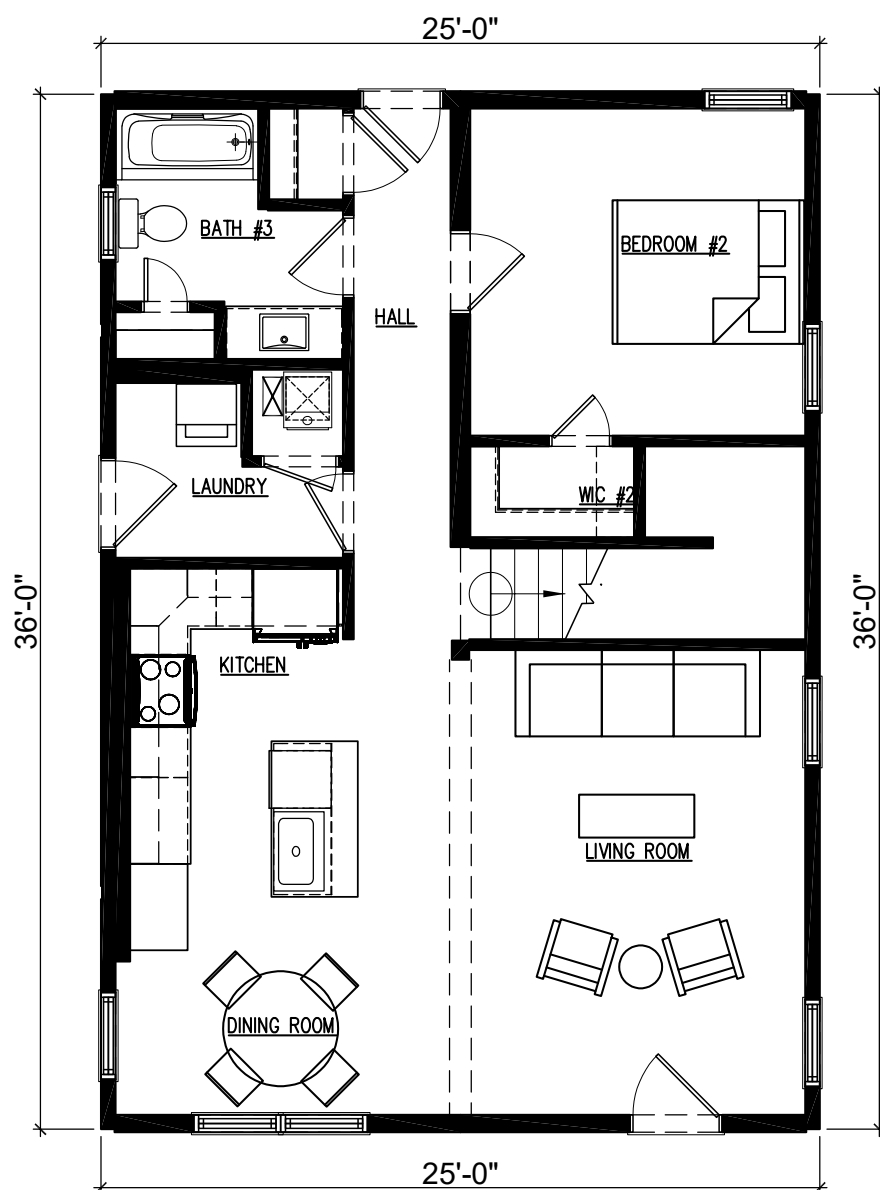
Style: **Cape Cod** | Sq. Ft.: **2,756** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional sidelight, transoms, dormers, bumpouts and siding accents.  
Garage included in sq.ft of main home. Overhead doors completed onsite by others.





FIRST FLOOR





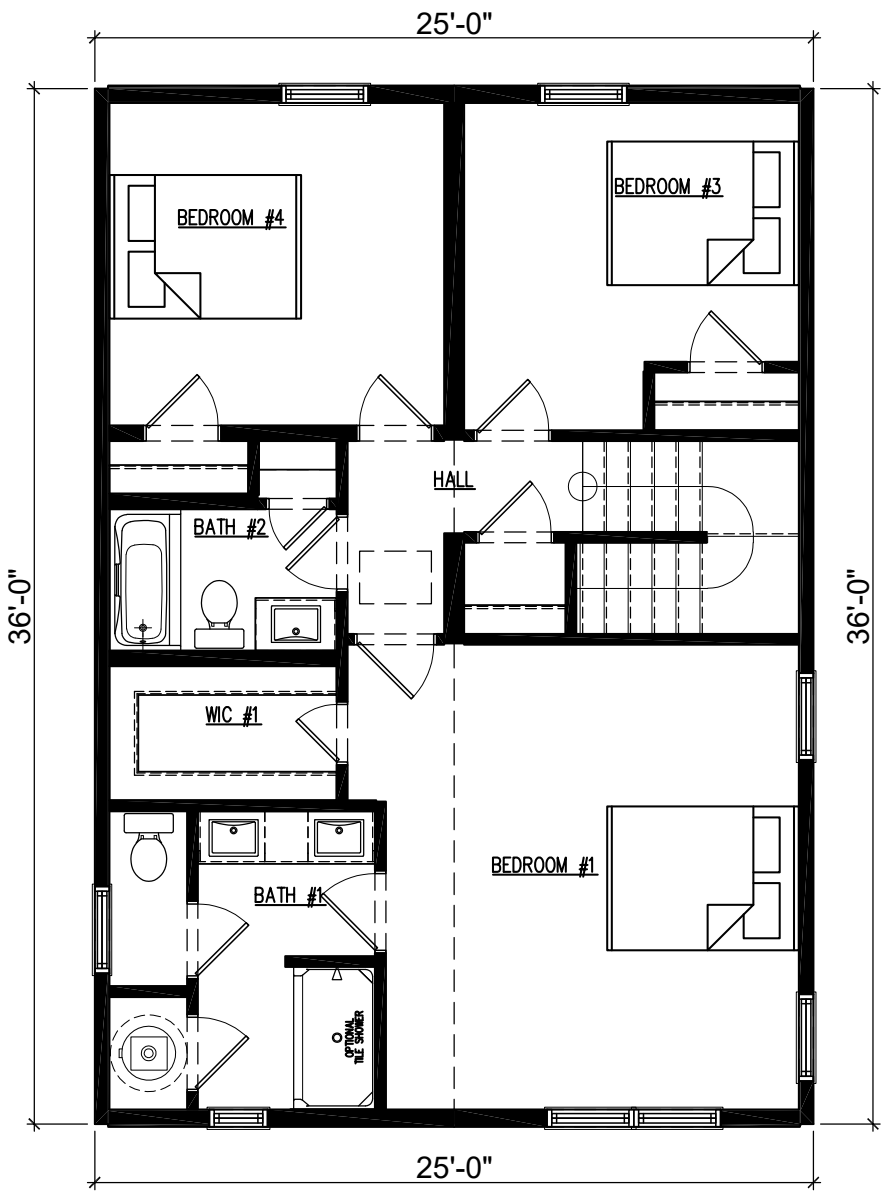
SPECIFICATIONS:

Style: **Two Story** | Sq. Ft.: **1,800** | Beds: **4** | Showers: **3** | Toilets: **3**

Render shown with optional siding accents. Garage and covered deck completed onsite by others.

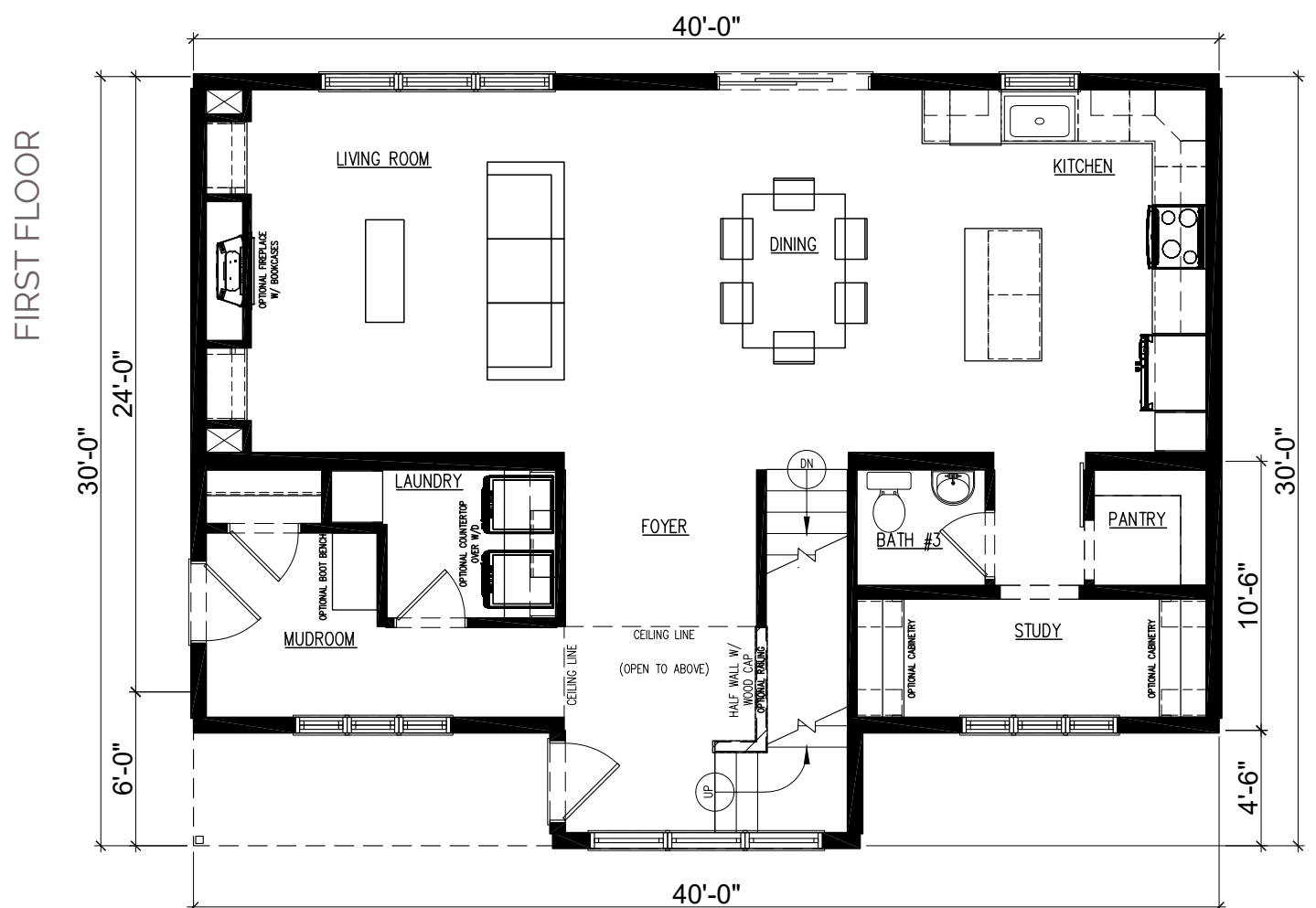


SECOND FLOOR





# Rockford

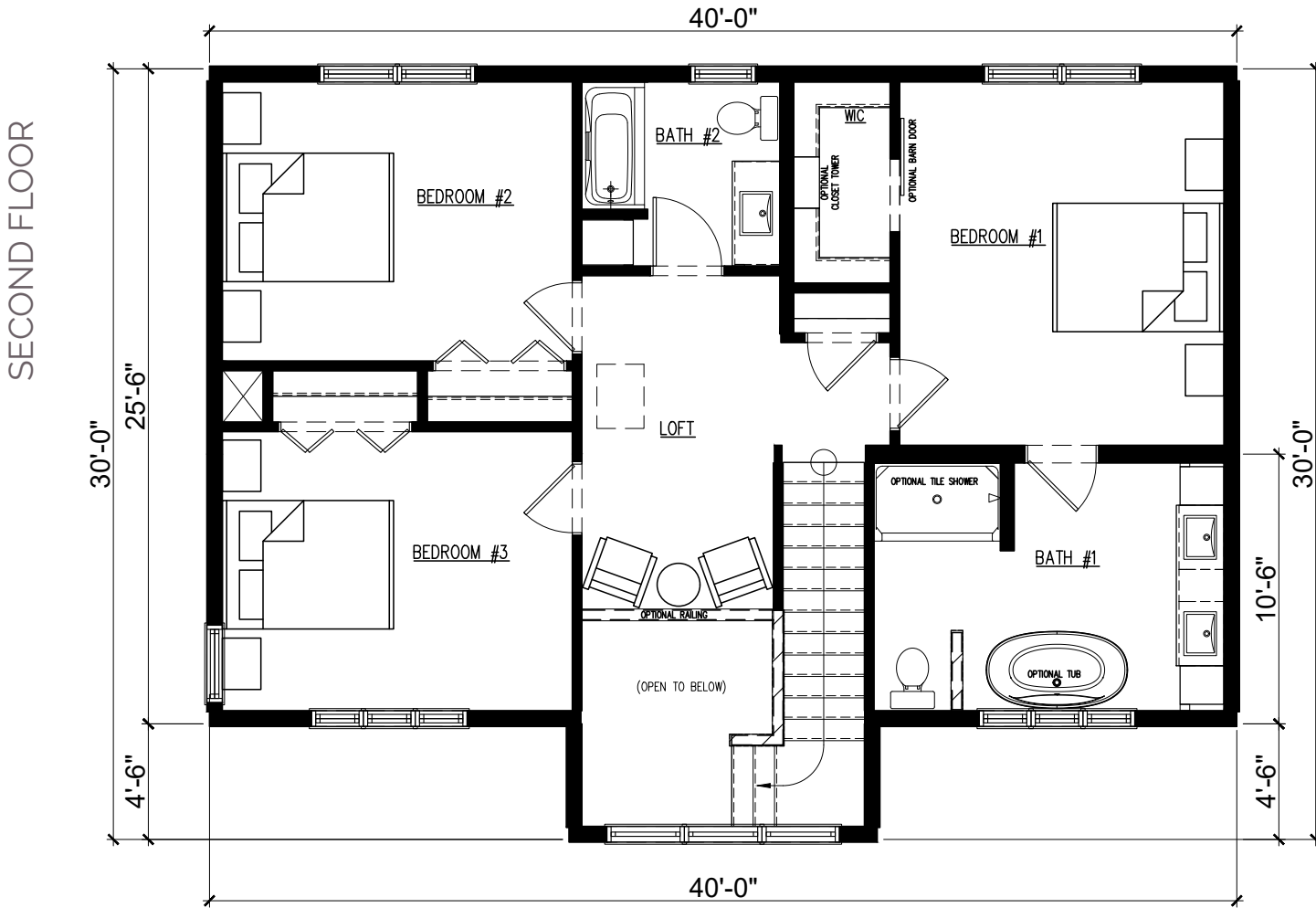




SPECIFICATIONS:

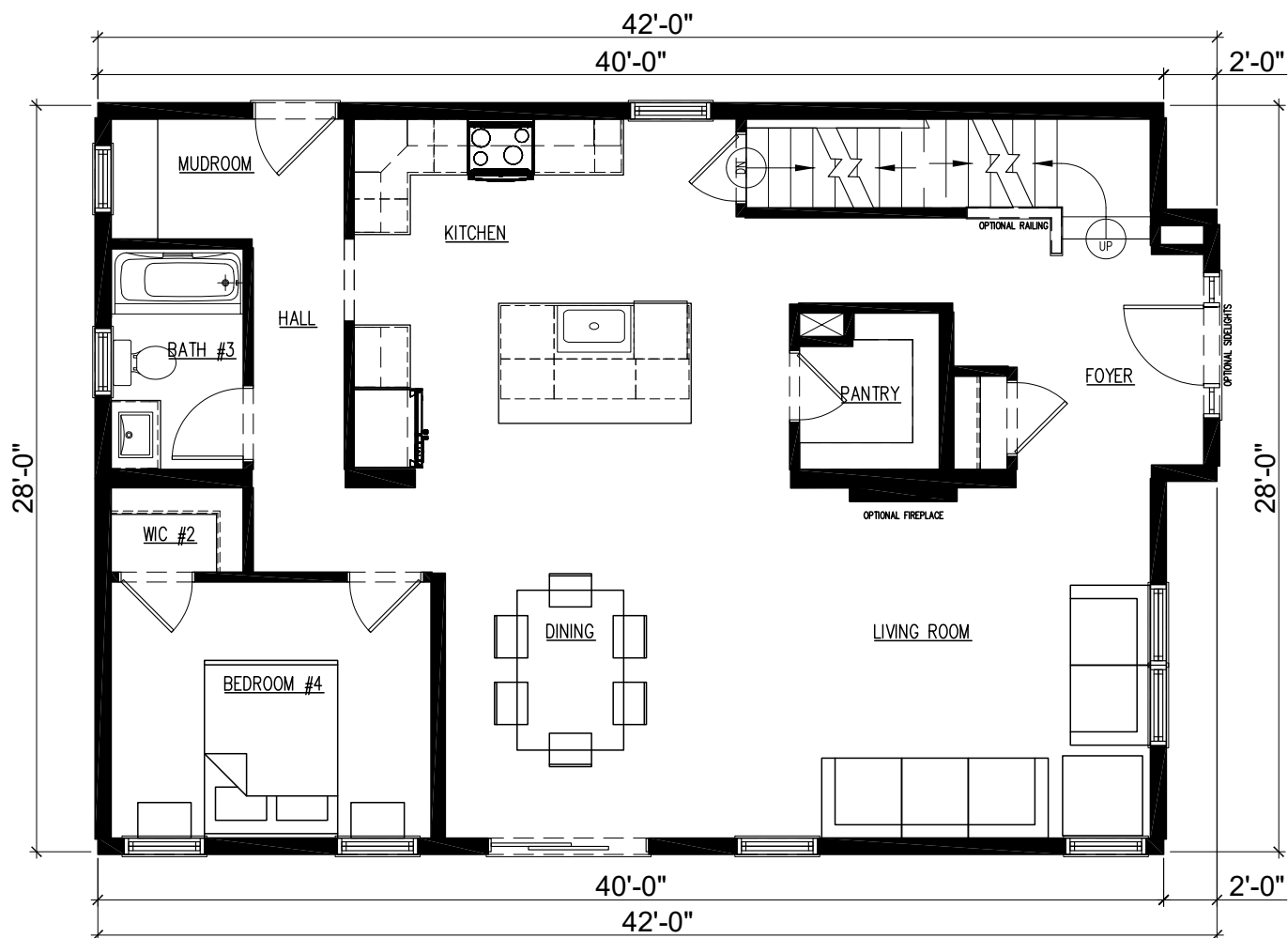
Style: **Two Story** | Sq. Ft.: **2,148** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional dormer, bumpout and siding accents.  
Garage included in sq.ft of main home. Overhead doors completed onsite by others.





FIRST FLOOR

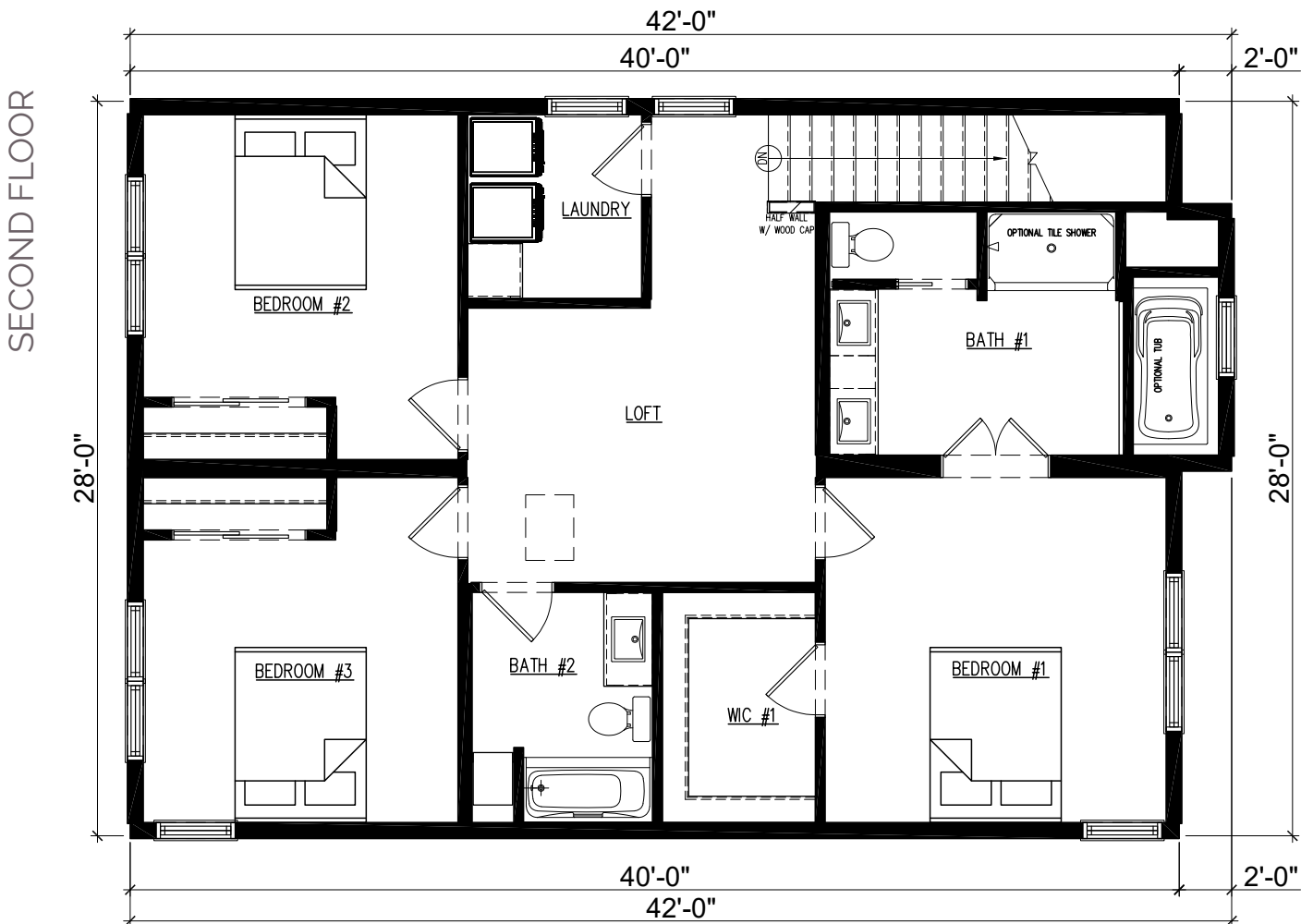


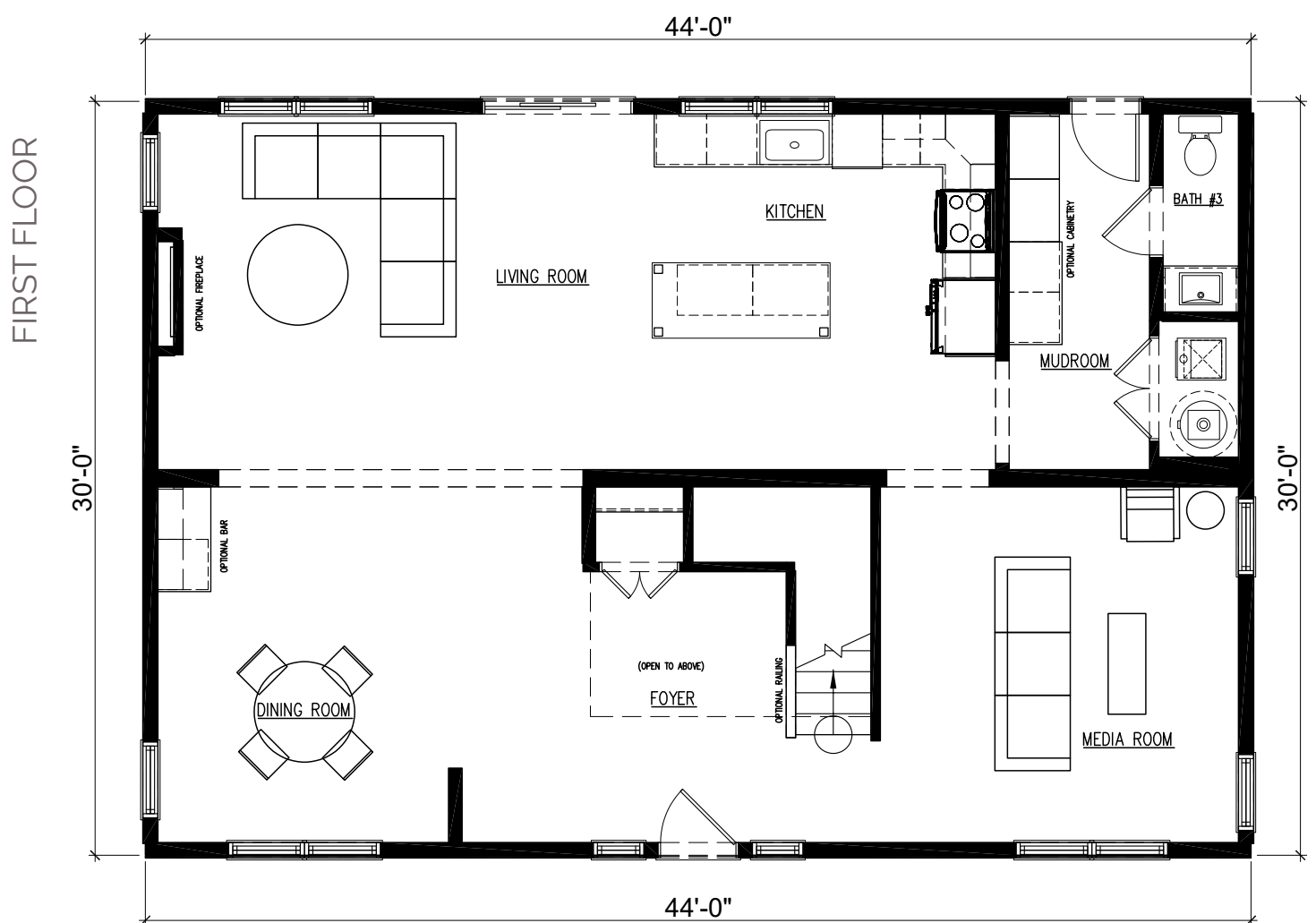


SPECIFICATIONS:

Style: **Two Story** | Sq. Ft.: **2,280** | Beds: **4** | Showers: **3** | Toilets: **3**

Render shown with optional sidelight, dormers, bumpout and siding accents.  
Garage completed onsite by others.



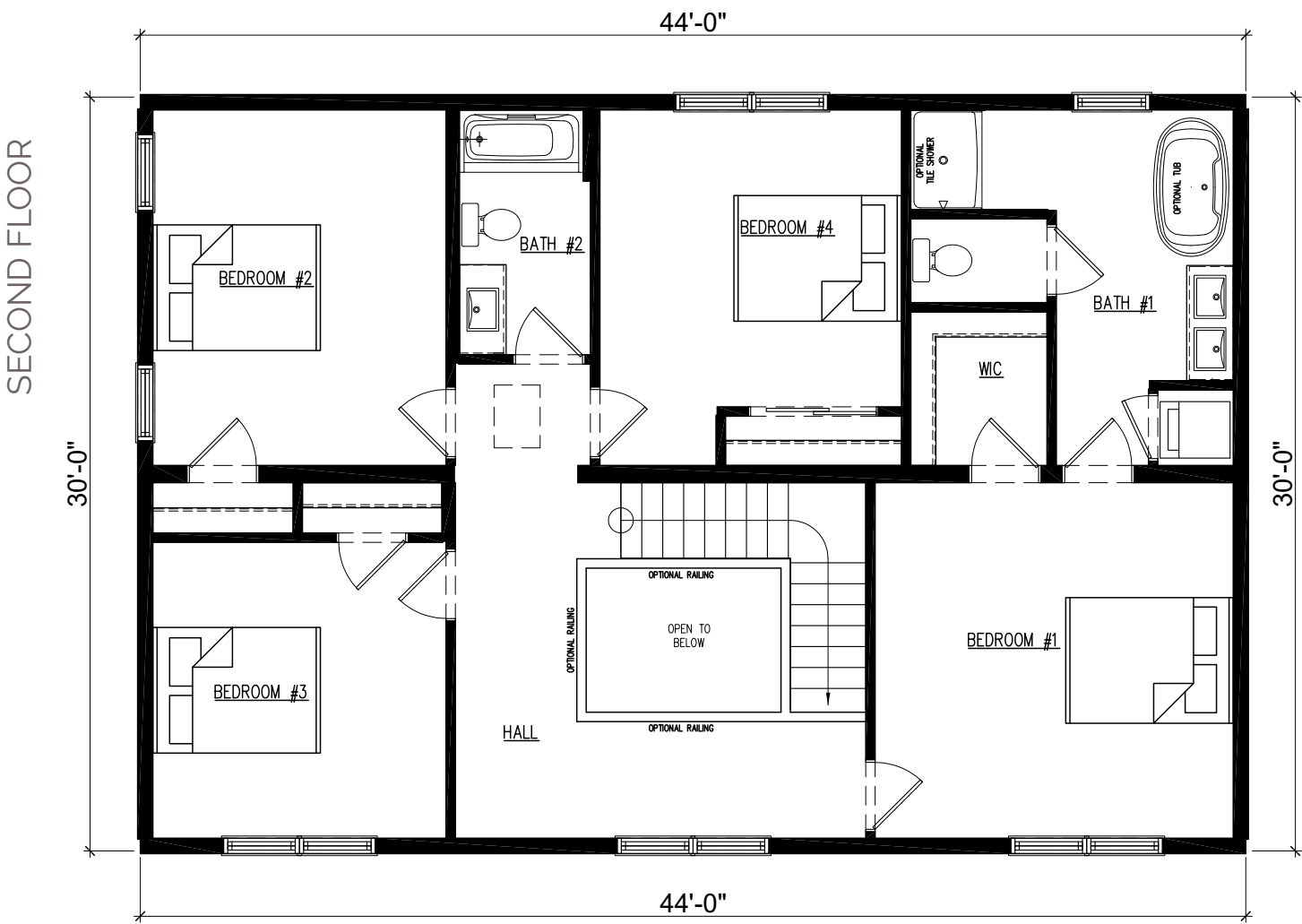




SPECIFICATIONS:

Render shown with optional sidelights and siding accents.  
Front Covered Porch Completed onsite by others.

Style: **Two Story** | Sq. Ft.: **2,640** | Beds: **4** | Showers: **2** | Toilets: **3**

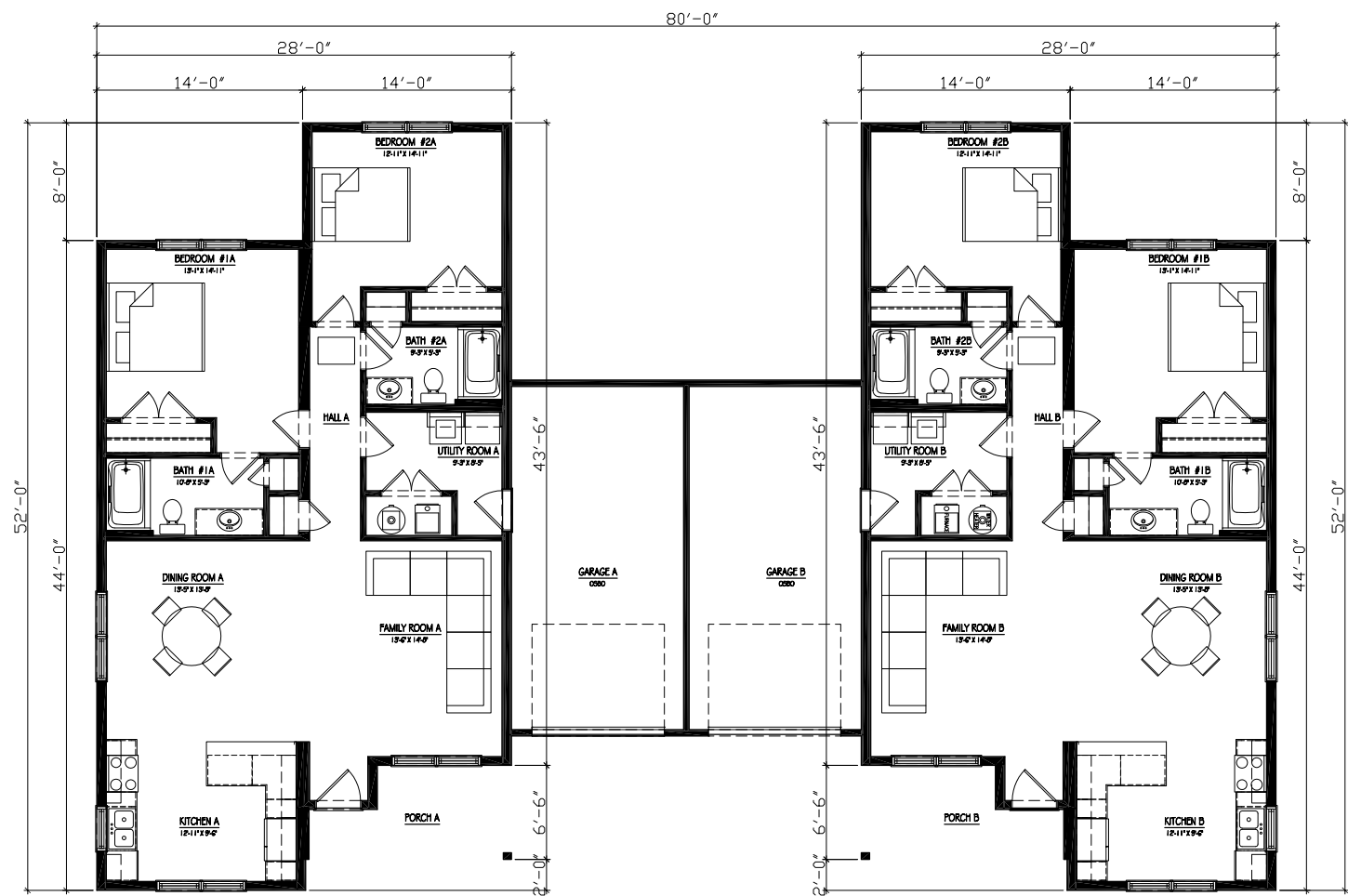




# SPECIFICATIONS:

Style: **Duplex** | Sq. Ft.: **2,632** | Beds: **4** | Showers: **4** | Toilets: **4**

Render shown with optional covered deck and dormers. Garage completed onsite by others.





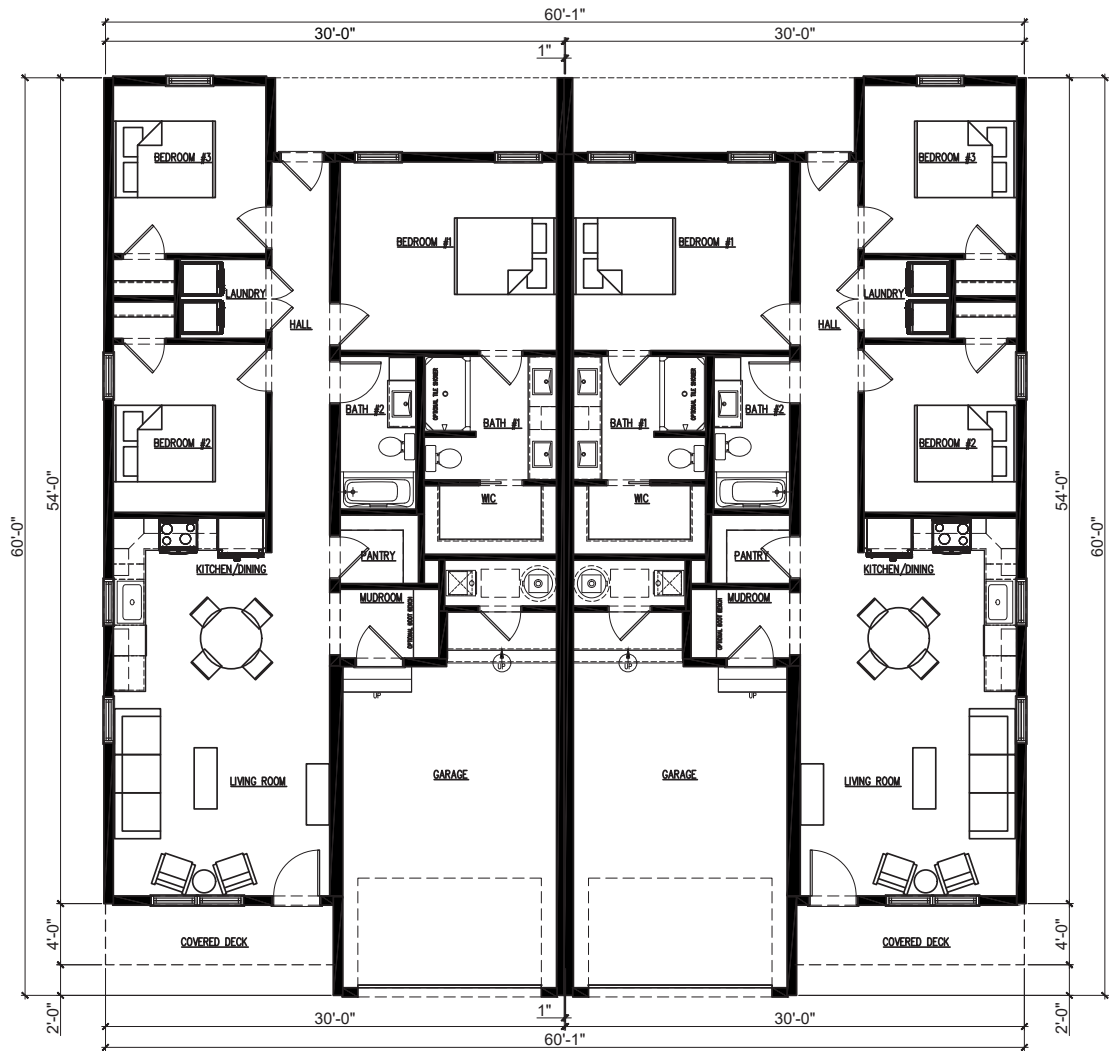


Timber

SPECIFICATIONS:

Style: **Duplex** | Sq. Ft.: **3,540** | Beds: **6** | Showers: **4** | Toilets: **4**

Render shown with optional siding accents. Garage included in sq.ft of main home.



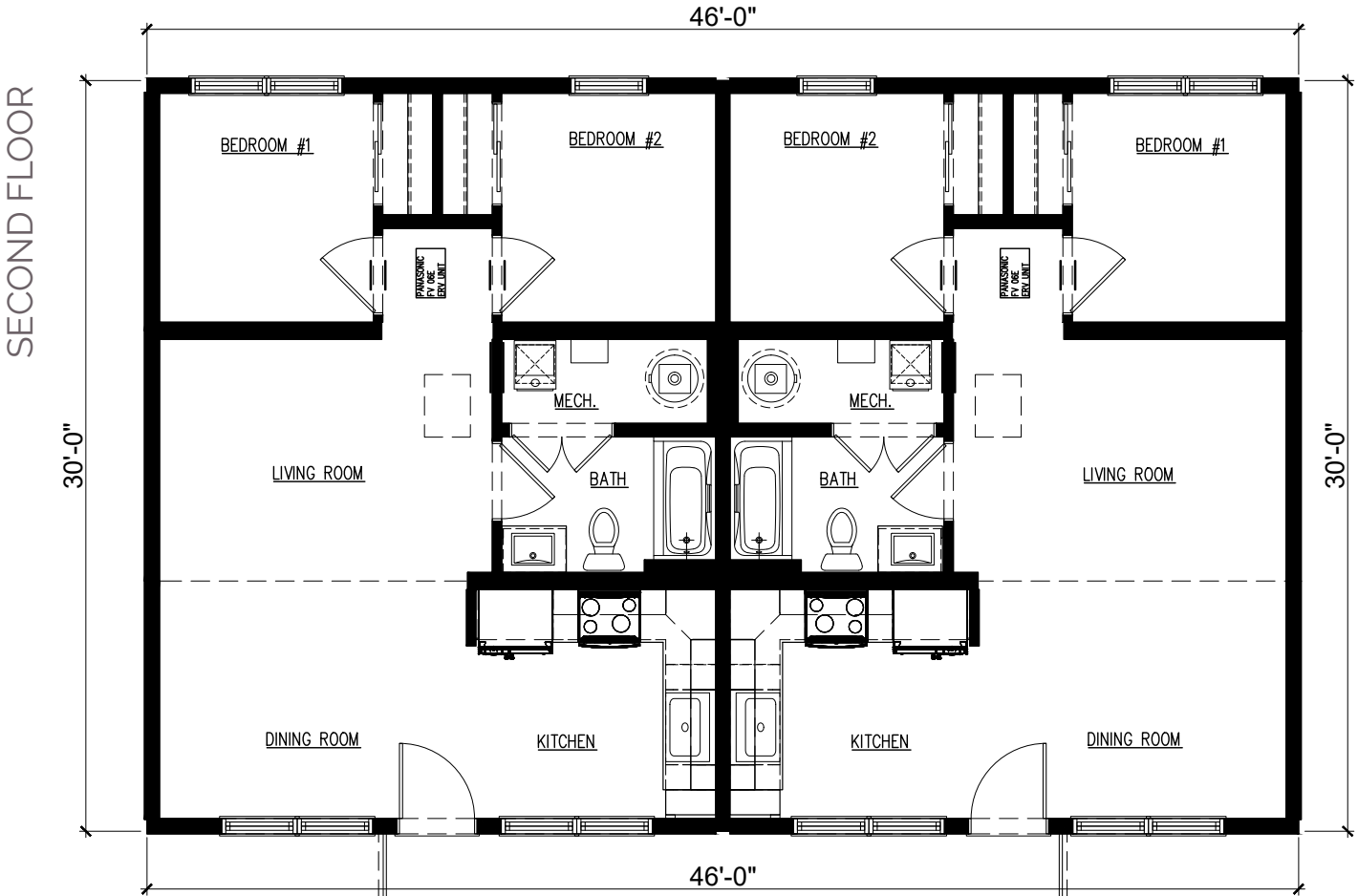




SPECIFICATIONS:

Render shown with optional siding accents. Deck completed onsite by others.

Style: **4-Plex** | Sq. Ft.: **2,760** | Beds: **8** | Showers: **4** | Toilets: **4**





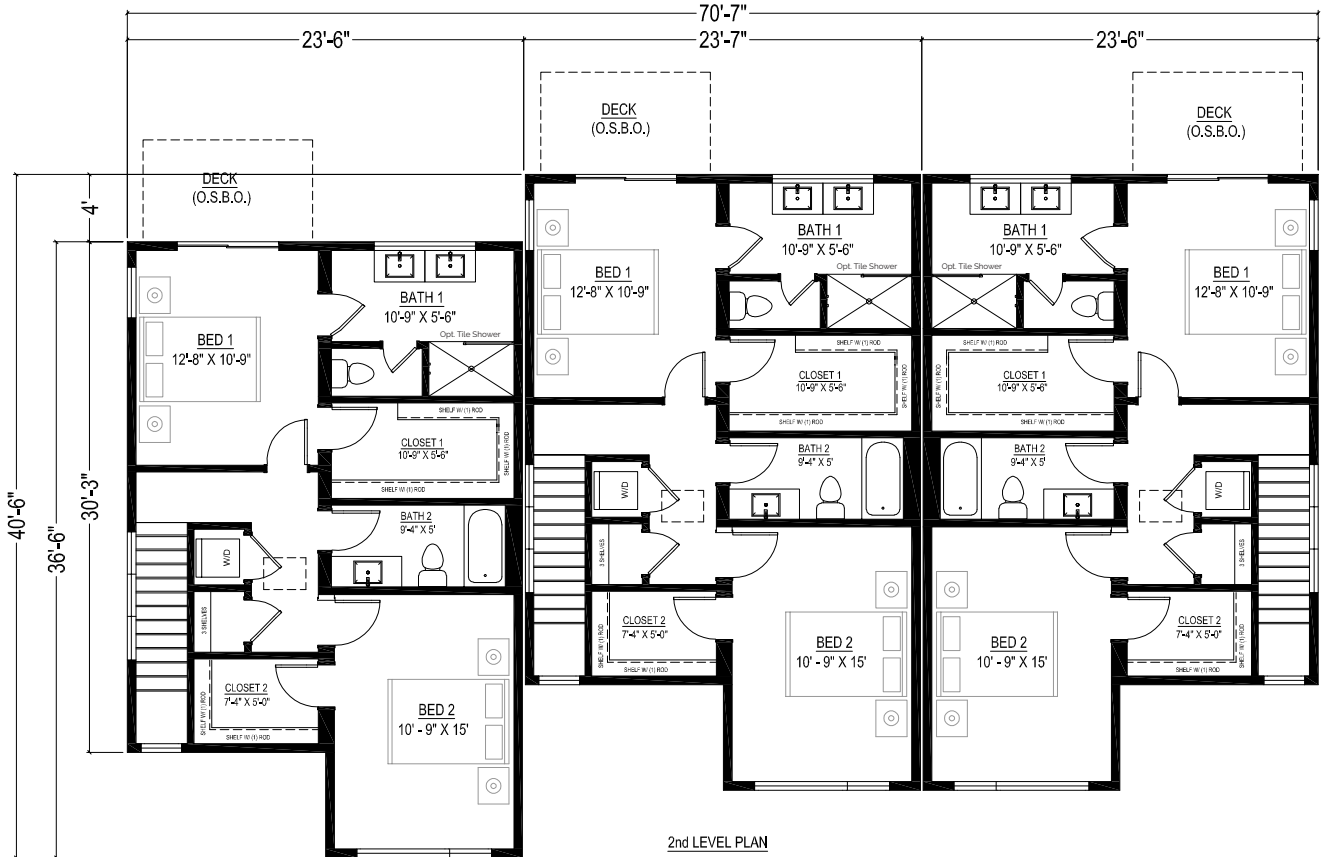


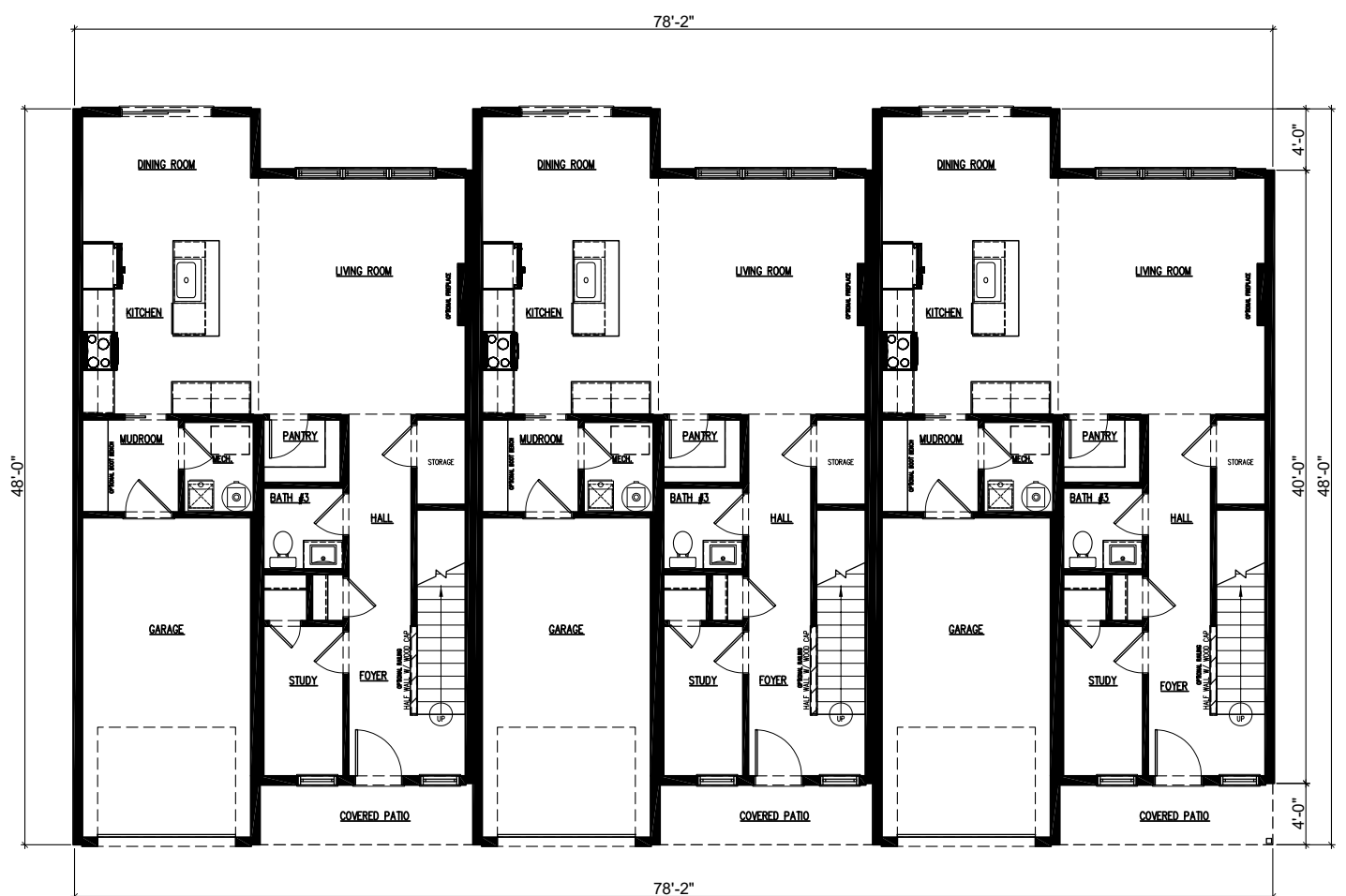
SPECIFICATIONS:

Render shown with optional siding accents.  
Garage overhead doors and covered patios completed onsite by others.  
Style: **3-Plex** | Sq. Ft.: **4,674** | Beds: **6** | Showers: **6** | Toilets: **9**



SECOND FLOOR



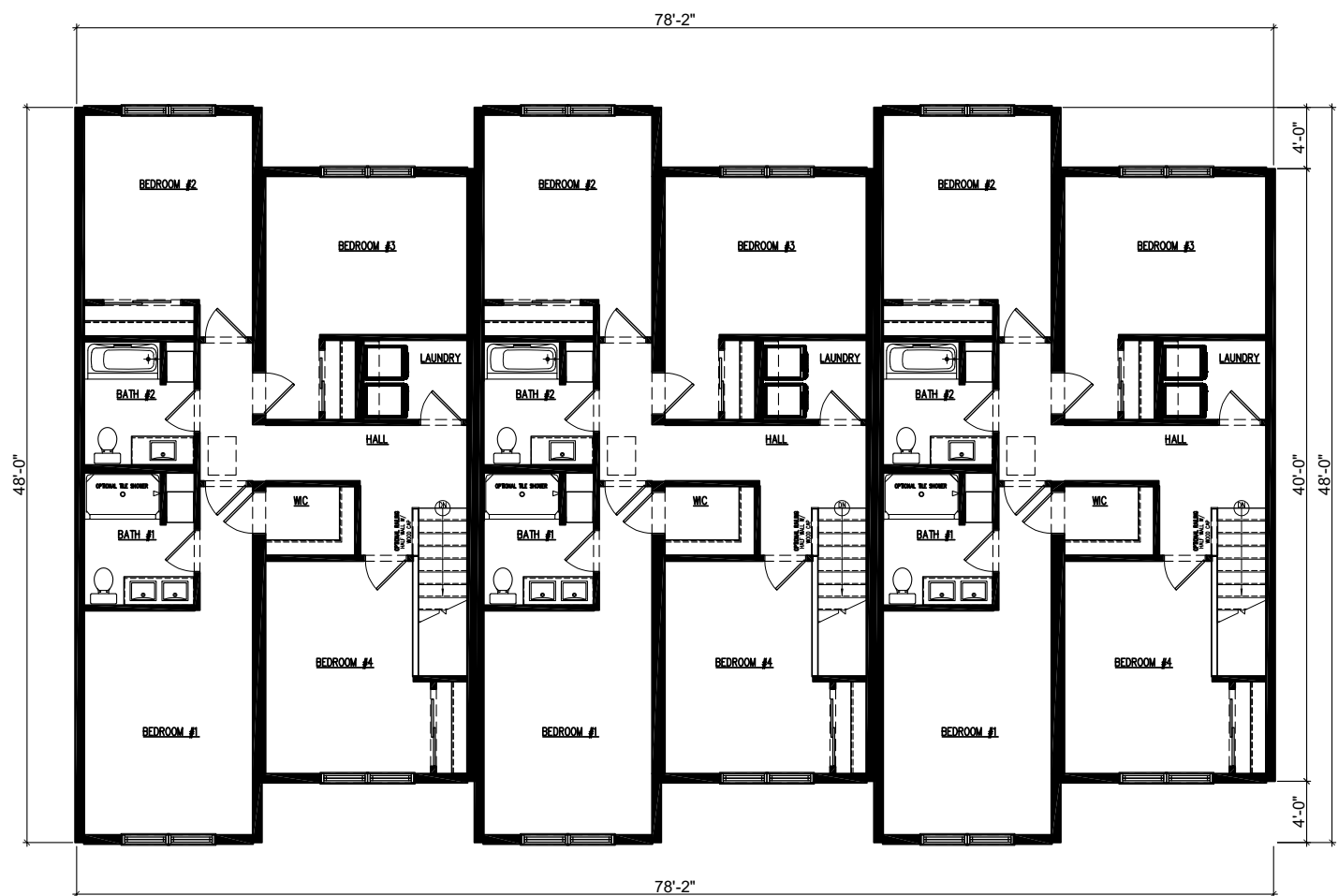




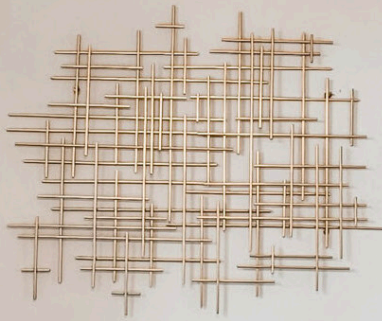
SPECIFICATIONS:

Render shown with optional dormers, bumpouts and siding accents.  
Garage overhead doors and covered patios completed onsite by others

Style: **3-Plex** | Sq. Ft.: **7,152** | Beds: **12** | Showers: **6** | Toilets: **9**









# 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)

## ROOF SYSTEM

- 40# or 60# Load Engineered Trusses at 24" on center
- Timberline Architectural Asphalt Shingle
- 30# Synthetic 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 - adhered with foam spray glue to increase strength and minimize possible cracking
- Fold-up end gable trusses with building wrap

## WALL SYSTEMS

### Exterior

- 2 x 6 studs at 16" on center with 2 x 6 double top plate
- 1/2" gypsum board on walls screwed and glued
- 1/8" Brace board on interior side of 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' flat 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

## INSULATION

- Walls - R-21
- Roof - R-50 (R-49 to Vaulted areas)
- Rim - R-21
- Batt Insulation at Energy Heel of Truss
- All penetrations in exterior and mod line walls sealed

Request a copy of our **Platinum Series Options Book** to view our vast array of upgrade options available!



## 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 stainless steel sink in kitchen
- Moen single lever faucets throughout
- One piece fiberglass tub/shower unit
- HVAC boots and registers installed per code
- China lavatory 1.6 Gallon water efficient toilets
- Ice maker box behind refrigerator
- Dryer vent box behind dryer
- Re-vent pipe to all basement homes
- Exterior frost free faucet installed at kitchen location



## ELECTRICAL

- 200 Amp, 40 space, electrical service panel
- Modern cordless door chime at front door
- TV/phone jacks strategically placed in five locations throughout the home, rough-in only with pull wires
- 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, Energy Star certified
- LED down light over tub/shower and kitchen sink

## INTERIOR FINISHES

- Pre-finished painted baseboard and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bullnose drywall corners
- Vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors





## WINDOWS, DOORS & CLADDING

- Low E double hung windows built to meet Energy Star® standards for superior performance
- Double 4 vinyl siding .042" thickness
- Premium select steel 2 panel insulated entrance door, primed white with a smooth surface ideal for painting
- Bayerbuilt solid interior doors pre-finished using a water-based stain with a water-based UV seal and top coat for a durable finish
- Durable Satin Nickel door hardware - keyed knob provided at entrance door, privacy knobs provided for all bedrooms and bathrooms. Entrance doors keyed alike. Dead bolts provided for one exterior door



## FLOOR COVERINGS

- 40oz 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, dining room, bathrooms, foyer, and laundry as indicated on plans



## CABINETRY & COUNTERTOPS

- Timberline Full Access cabinetry throughout
- Full Overlay door design
- Drawer System – Double sided metal box full extension soft close hardware
- Soft close doors
- Crown moulding on all upper cabinetry (excluding TFL/Solid Matte finishes)
- Cabinetry hardware
- High definition laminate countertop with Tempo edge 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

Visit our [website](http://www.northstarsb.com) for more information and all warranty details!

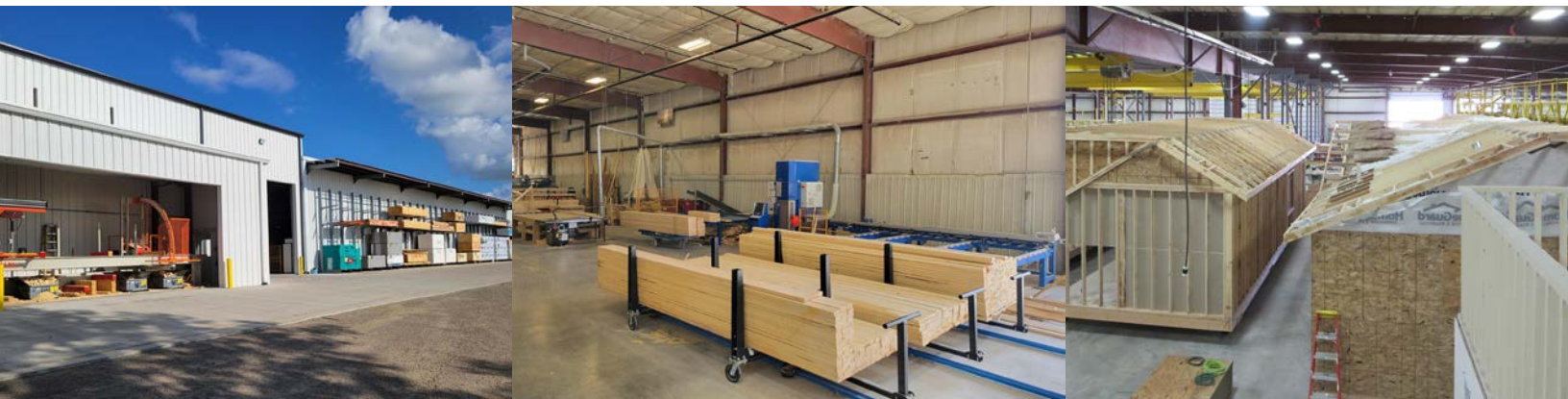
[www.northstarsb.com](http://www.northstarsb.com)



# COME CHECK OUT OUR *Factory*

Northstar manufactures using a moving production line. Every building moves through 10 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 Manufacturing Process

- |           |   |           |  |
|-----------|---|-----------|--|
| <b>01</b> | FLOOR FRAME ASSEMBLY,<br>DECKING & ROUGH PLUMBING | <b>02</b> | WALL FRAME ASSEMBLY                                    |
| <b>03</b> | WALL SET  | <b>04</b> | ROOF ASSEMBLY, ROOF SET<br>& ELECTRICAL                |
| <b>05</b> | BACK PANEL & DRYWALL SET                          | <b>06</b> | TEXTURE, PAINT & EXTERIOR<br>SHEATHING                 |
| <b>07</b> | WINDOWS, SIDING<br>& SHINGLES                     | <b>08</b> | CABINETRY, DOORS, FINAL<br>PLUMBING & INTERIOR FIT-OUT |
| <b>09</b> | FINAL INSPECTION<br>/TESTING                      | <b>10</b> | CLOSE-UP & SHIPPING PREP                               |

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.

To Request a Factory Tour, Visit Us at:

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



# Warranty

## 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 (Section 100.00) 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 19.09.26 (For most current revision visit [www.northstarsb.com/resources](http://www.northstarsb.com/resources) to download a copy of the warranty)

















# BUILD MODULAR WITH *Confidence*







**Corporate Office:**  
203 Industrial Drive  
Redwood Falls, MN 56283

**Watertown Office:**  
715 21st St SW  
Watertown, SD 57201

[www.northstarsb.com](http://www.northstarsb.com) | 1.800.844.9845 | January 2026

