



WE MAKE IT **EASY**

*Classic*

OPTIONS  
& PLANS  
BOOK





# WELCOME!

We're excited to be a part of your home building journey!  
We pride ourselves on quality built modular homes, made just for you. We'll help you design & customize your dream home.  
**We Make it Easy.** Let's get started!

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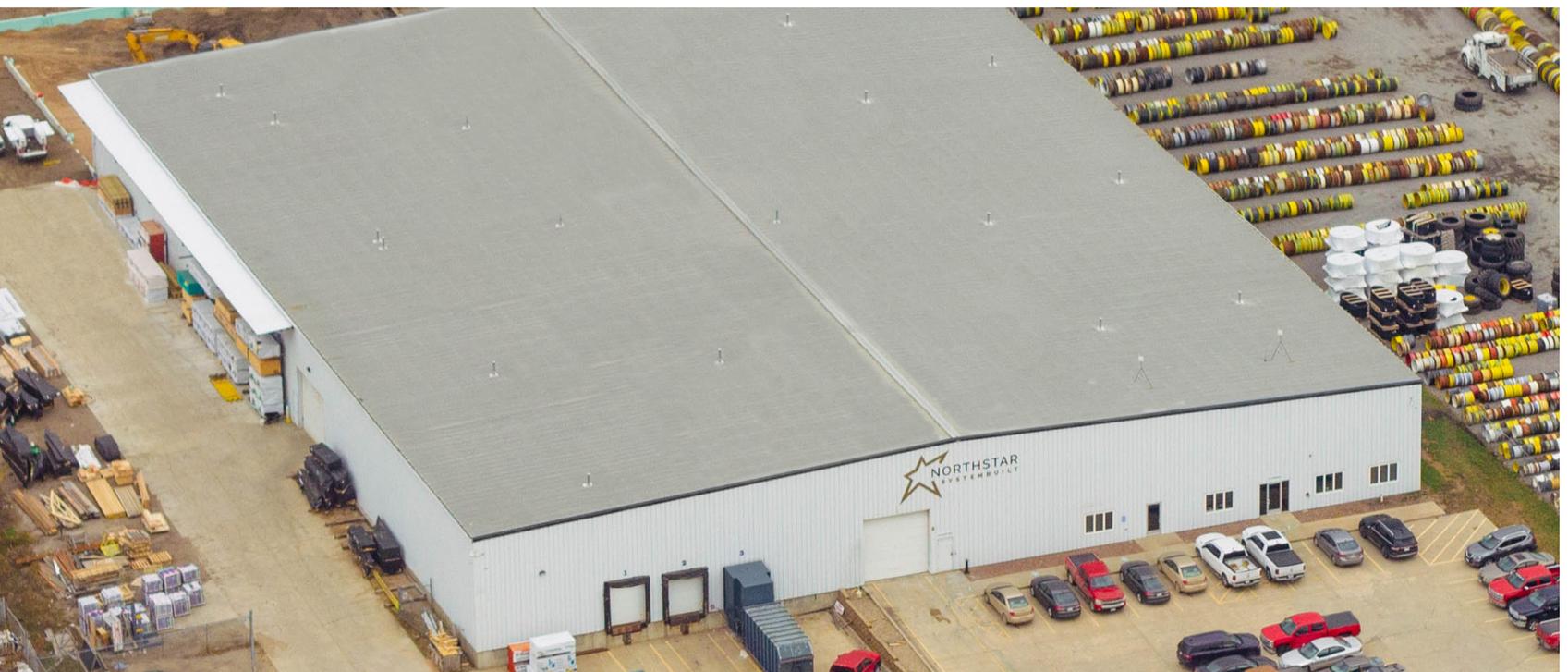
<b>Floor Plans:</b>		<b>Sq Ft.</b>
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# Northstar Systembuilt

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. Since then, we have acquired another facility for production and have expanded both our onsite and offsite storage. Most recently we completed an addition to our main production line in Summer of 2022 and added a second production facility in **Watertown, SD** in June of 2022 to assist with the market demand for our product.



**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 across the Midwest.

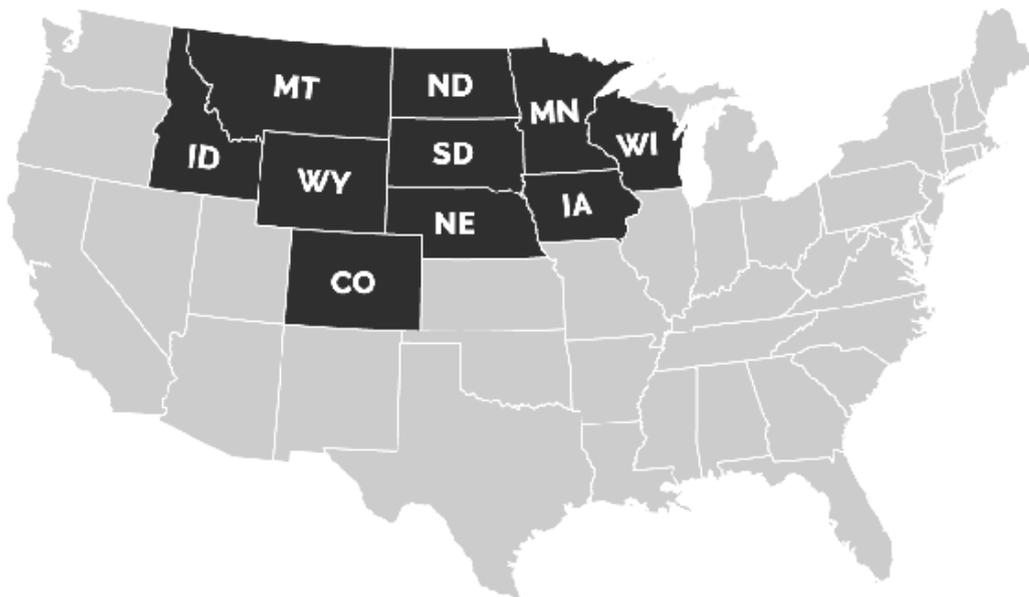
# About Us

## 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 lots 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](http://www.northstarsb.com) - or call us directly to be redirected to a dealer that will be best suited to serve your needs.

### CURRENT SERVICE AREAS



## 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!

# Selection Process

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Our classic series was designed to be the **easiest way for you to buy a house**. We hand combed hundreds of plans and options to come up with the **finest range of plans and options available**. Why? To give you the easiest home-building experience possible. The process is so simple, it is only **5 steps!**

## 01 **PICK YOUR PLAN**

The first step in the process is to choose one of our 9 floor plans. Our range of plans cover all the bases, from homey lake-houses to quaint ranches.

## 02 **UPGRADE IT**

Each plan has a handful of different optional upgrades you can choose from. You could pick a dormer to spruce up the exterior or upgrade to LVP flooring for durable style. You can choose any combination of upgrades to make your home unique to you.

## 03 **CHOOSE A STYLE PACKAGE**

We have 3 different style packages crafted by our in-house designers that you can choose from to give your home the feel you want, whether it be rustic, modern, or somewhere in-between.

## 04 **PICK YOUR SHINGLE COLOR**

Once you have your plan and options chosen, it is time to decide on your shingle color. Choose from our full range of premium GAF shingles for long lasting style and durability.

## 05 **SELECT YOUR SIDING**

Our full range of siding choices, from standard vinyl siding to upgrade log siding and LP Smartside, is at your disposal. Pick the color and style that is best suited to your home.

And that's it! That's all it takes for you to order your home. So go ahead, browse through this book and start choosing your home.





## Upgrades

Choose from our four different optional upgrades to customize your Baxter. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 03 Porch



Add more living space by expanding outside with a cute porch on the front. Perfect size for some rocking chairs.

### 02 Siding Accents



Nothing makes a house look as classy as board and batten. It looks especially stylish in a band under the contemporary roof line of this home.

### 04 Lip Flooring

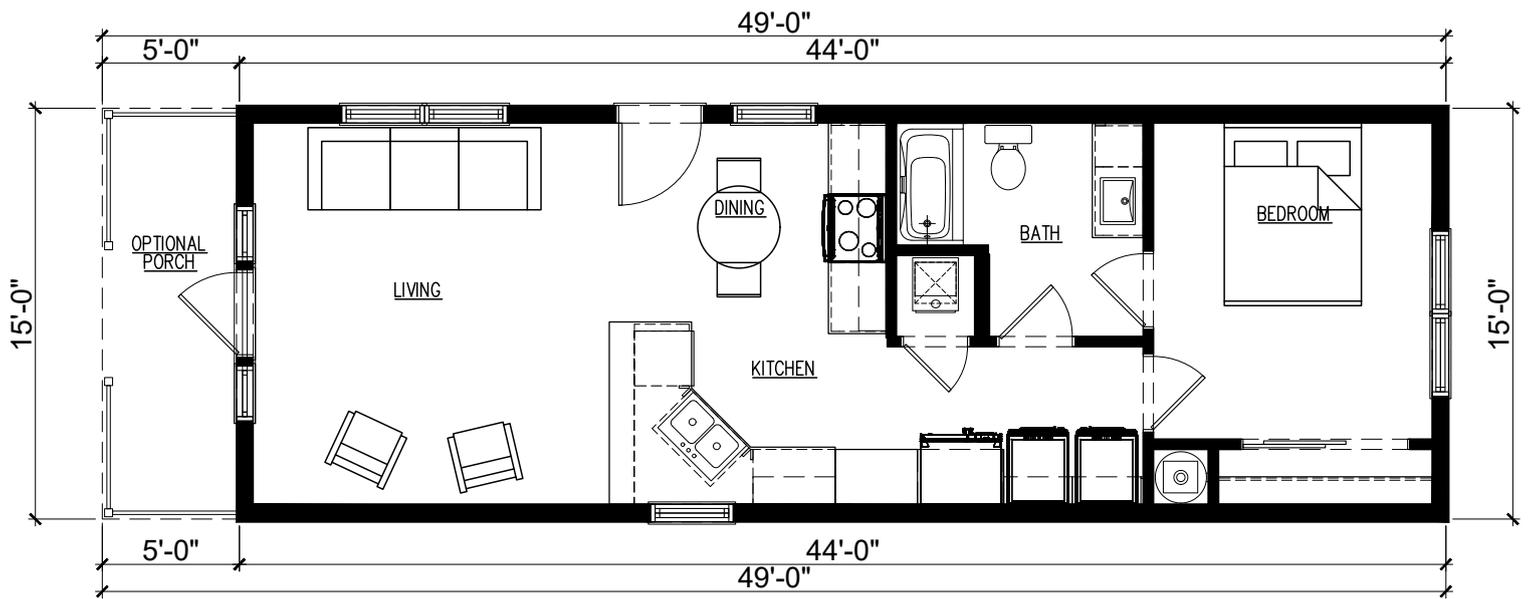


Upgrade your flooring to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **735\*** | Beds: **1** | Showers: **1** | Toilets: **1**

Render shown with optional siding accents and front porch,  
\*Optional porch counted in square footage.



360° Exterior Elevation Available at [www.northstarsb.com](http://www.northstarsb.com)



## Upgrades

Choose from our four different optional upgrades to customize your Avon. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 02 Siding Accents



Add a classic touch with shakes to the dormer.

### 03 9' Side Walls



Add a foot of height to your ceilings with 9' side walls and transom windows to the front of your home.

### 04 Lvp Flooring

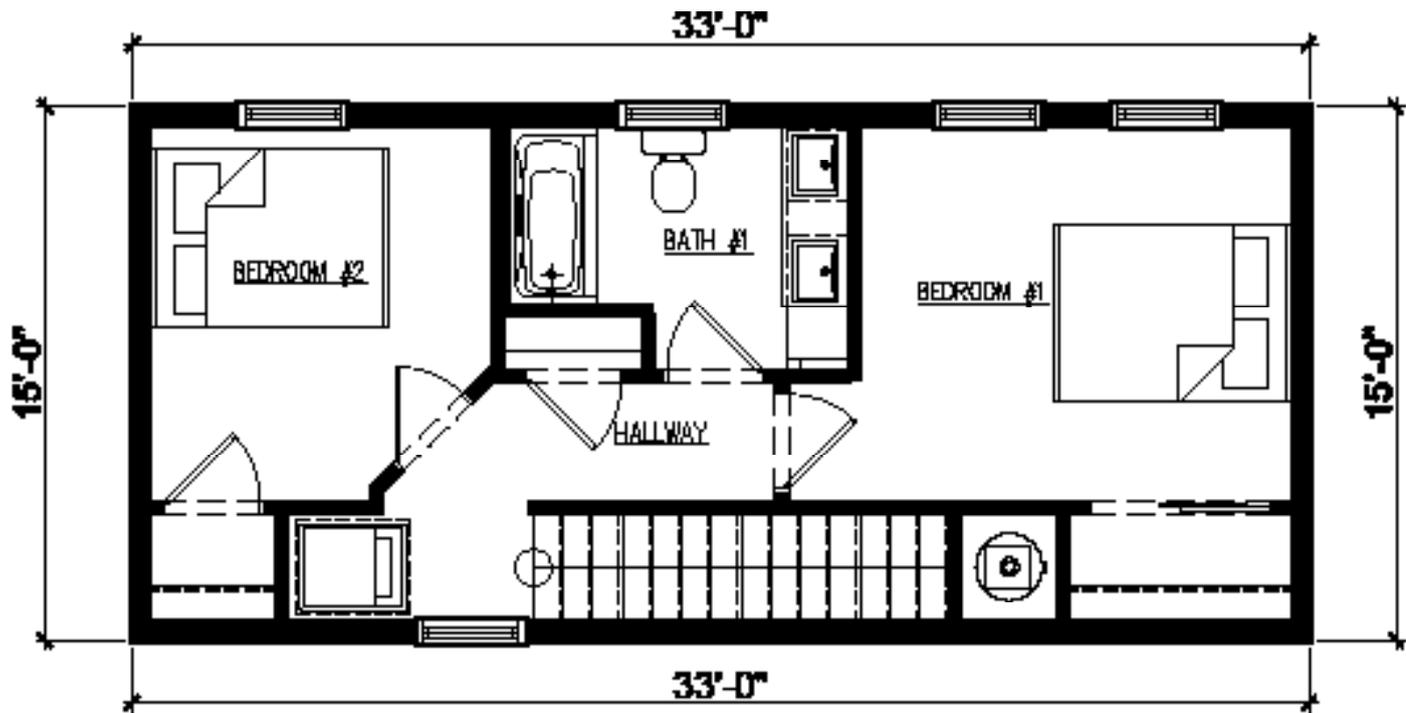
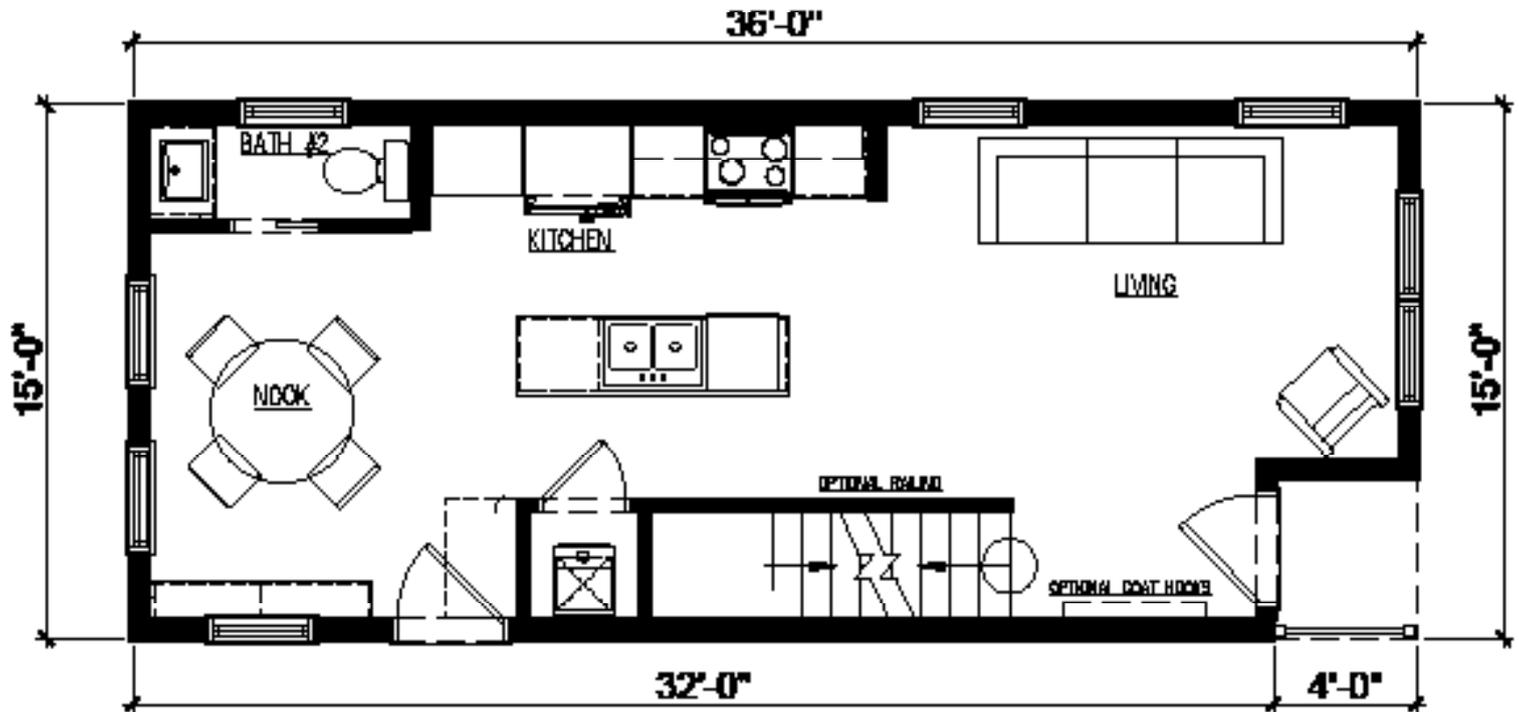


Upgrade your flooring to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

Style: **2 Story** | Sq. Ft.: **1,035** | Beds: **2** | Showers: **1** | Toilets: **2**

Render shown with optional siding accents.



360° Exterior Elevation Available at [www.northstarsb.com](http://www.northstarsb.com)



# Spicer

## Upgrades

Choose from our six different optional upgrades to customize your Spicer. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 04 Paneled Ceiling



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

### 02 Fireplace



Cozy up the inside of your house with a fireplace in the living room. Perfect for keeping warm in the winter.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with a classy accent rock on the chimney.

### 03 Prow Front



This architectural feature is sure to make your home stand out as well as giving you more square footage.

### 06 Lvp Flooring

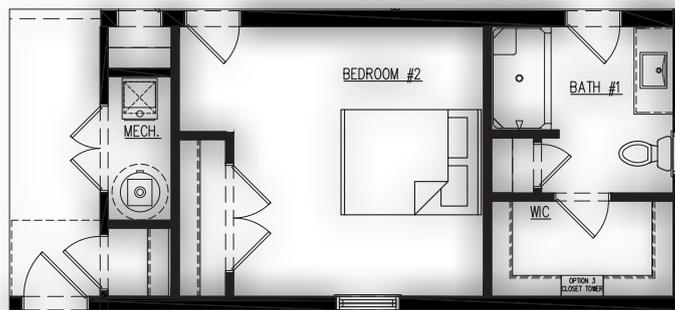


Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

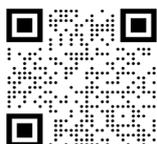
# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,375\*** | Beds: **2** | Showers: **2** | Toilets: **2**

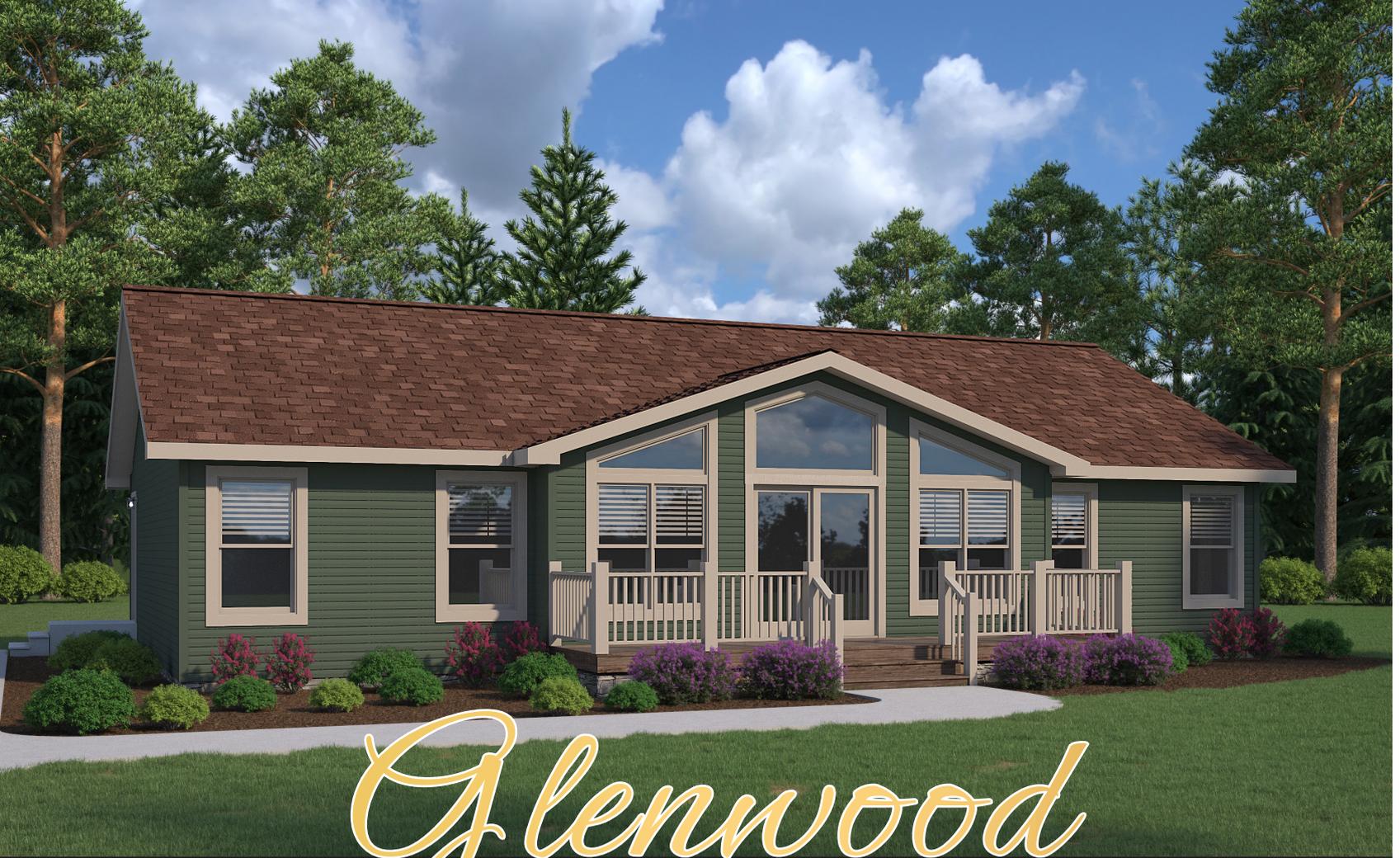
Render shown with optional dormer, prow front, fireplace, rock, chimney, and log siding.  
\*Optional prow front counted in square footage.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at [www.northstarsb.com](http://www.northstarsb.com)



# Glenwood

## Upgrades

Choose from our six different optional upgrades to customize your Glenwood. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 02 Bar Cabinet



Add a useful bar cabinet to your kitchen/dining area to boost your entertaining game and give you more storage.

### 03 Dormer



Add a dormer over your front door to make it stand out. An easy way to boost your curb appeal.

### 04 Paneled Ceiling



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

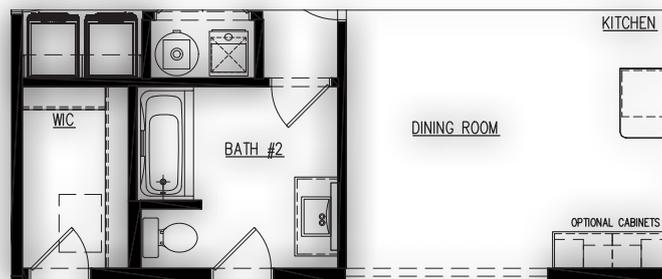
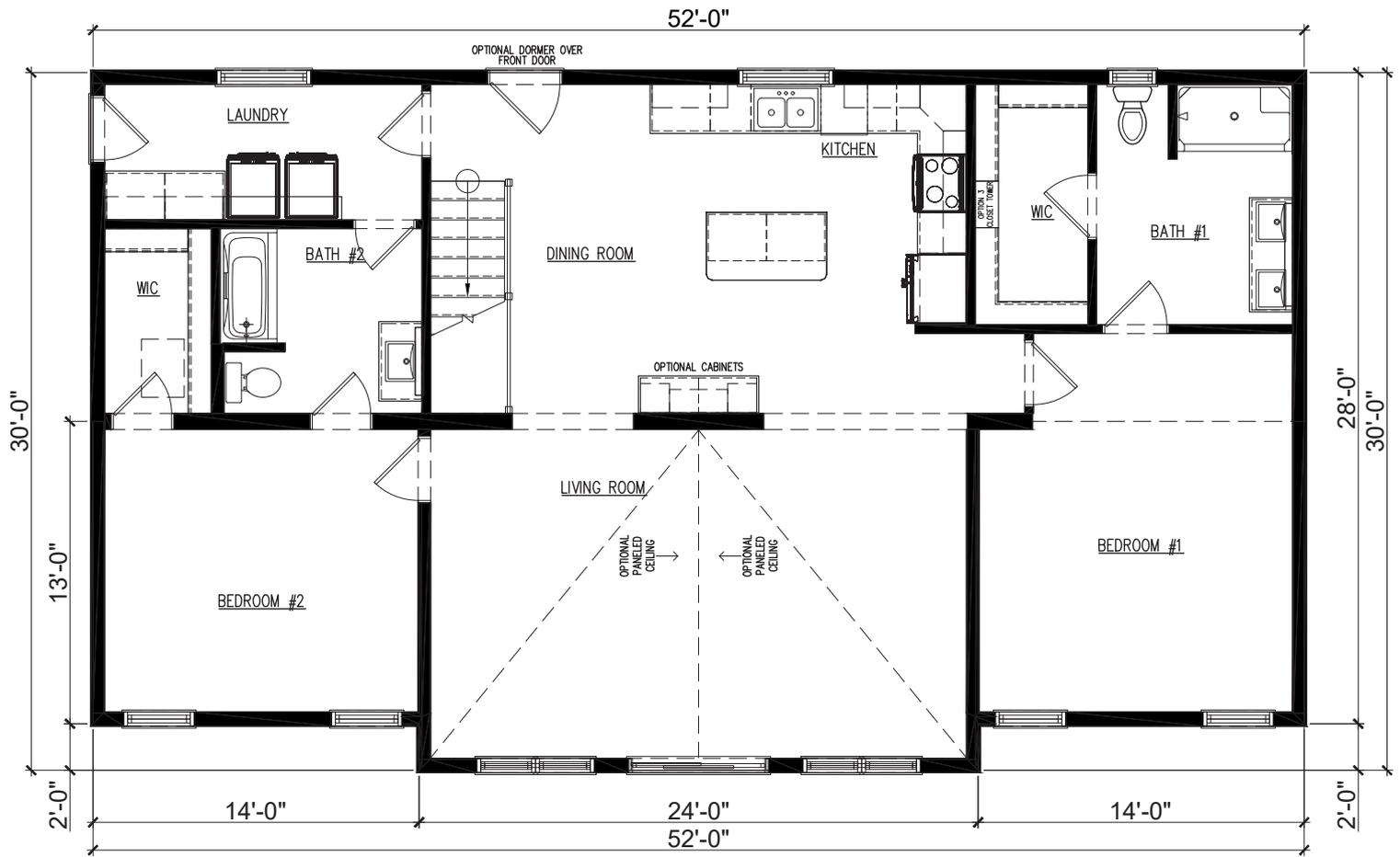
### 06 Lvp Flooring



Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

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



Alternative crawl space foundation layout.



Virtual Walkthrough Available at [www.northstarsb.com](http://www.northstarsb.com)



# Castlewood

## Upgrades

Choose from our six different optional upgrades to customize your Castlewood. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 02 Fireplace



Cozy up the inside of your house with fireplace in the living room. Perfect for keeping warm in the winter.

### 03 Tray Ceiling



Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel grand.

### 04 9' Side Walls



Add a foot of height to your ceilings with 9' side walls and transom windows to the front of your home.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with classy accent rock 4' up the porch walls.

### 06 Lvp Flooring

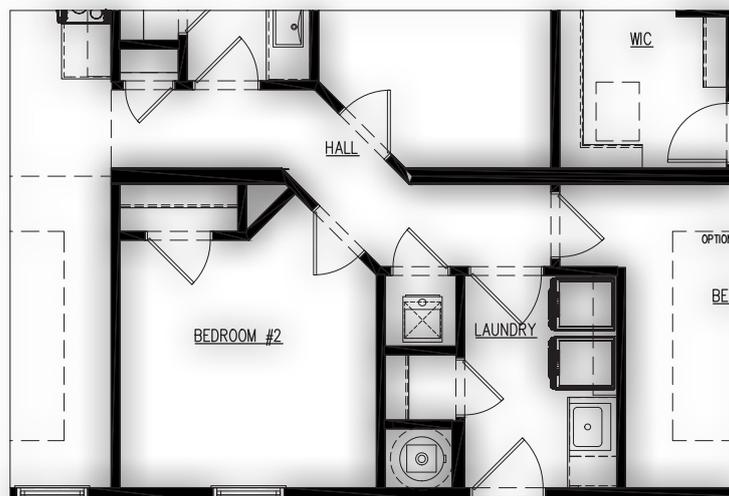
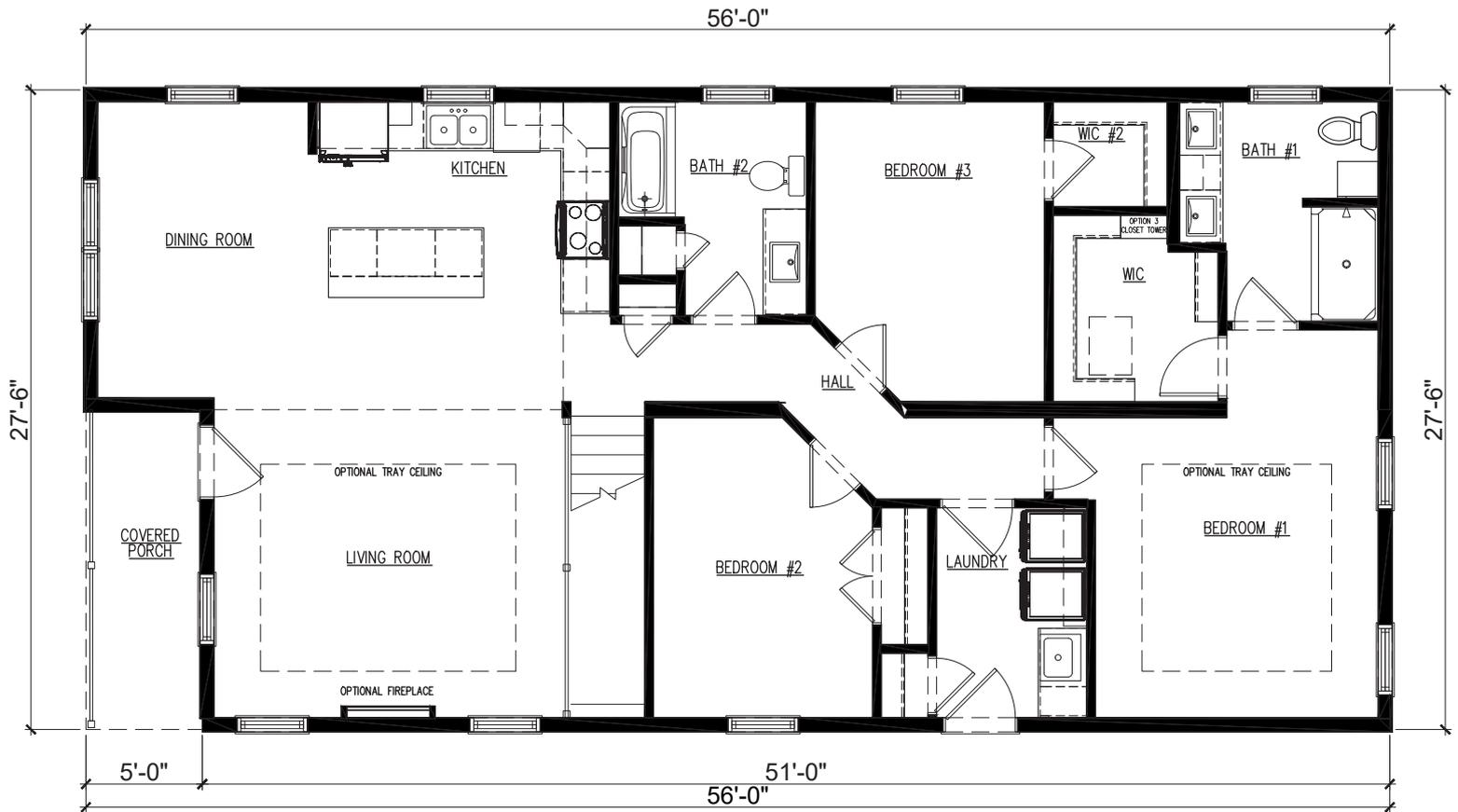


Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

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

Render shown with 9' side walls and transoms.



Alternative crawl space foundation layout.



# Thompson

## Upgrades

Choose from our five different optional upgrades to customize your Thompson. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 04 Paneled Ceiling



Paneling on the vaulted ceiling in the living area is sure to highlight the high ceilings.

### 02 Fireplace



Cozy up the inside of your house with fireplace in the living room. Perfect for keeping warm in the winter.

### 05 Lvp Flooring



Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

### 03 Prow Front

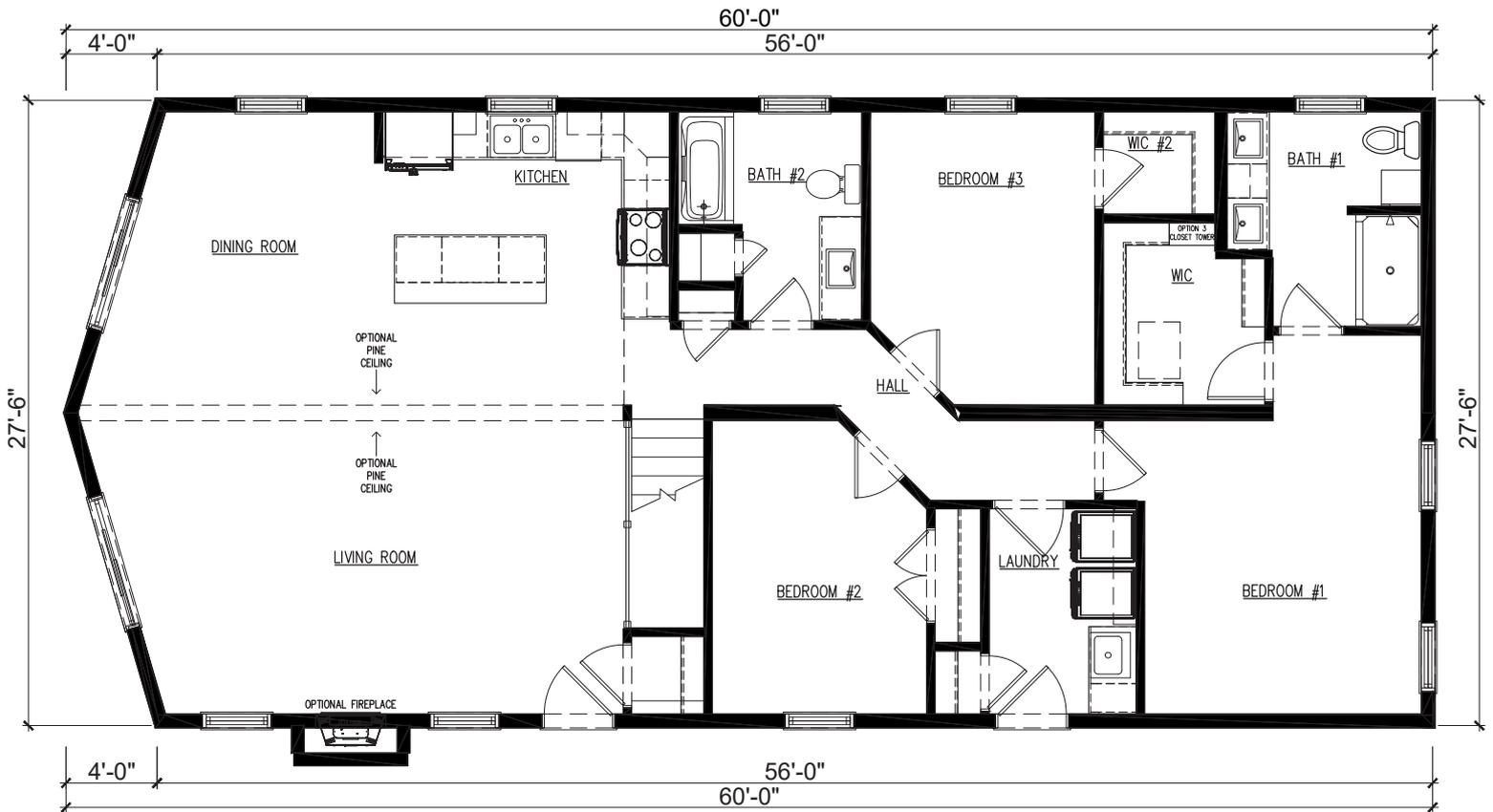


This architectural feature is sure to make your home stand out as well as giving you more square footage.

# SPECIFICATIONS:

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

Render shown with attached double garage and prow front.  
Garage not standard on plan.



Alternative crawl space foundation layout.



# Dawson

## Upgrades

Choose from our six different optional upgrades to customize your Dawson. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 04 9' Side Walls



Add a foot of height to your ceilings with 9' wide walls and transom windows to the front of your home.

### 02 Double Dormer



Add a double dormer over your front door and living room window to highlight the bumpout and add lots of curb appeal.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

### 03 Tray Ceilings



Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

### 06 Lvp Flooring

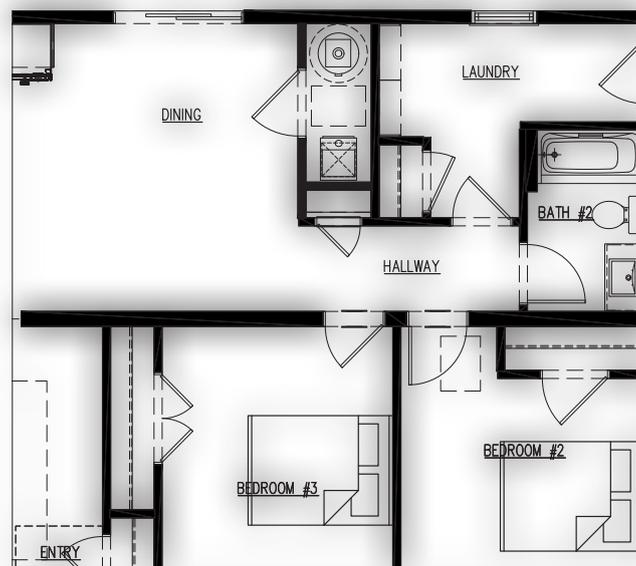
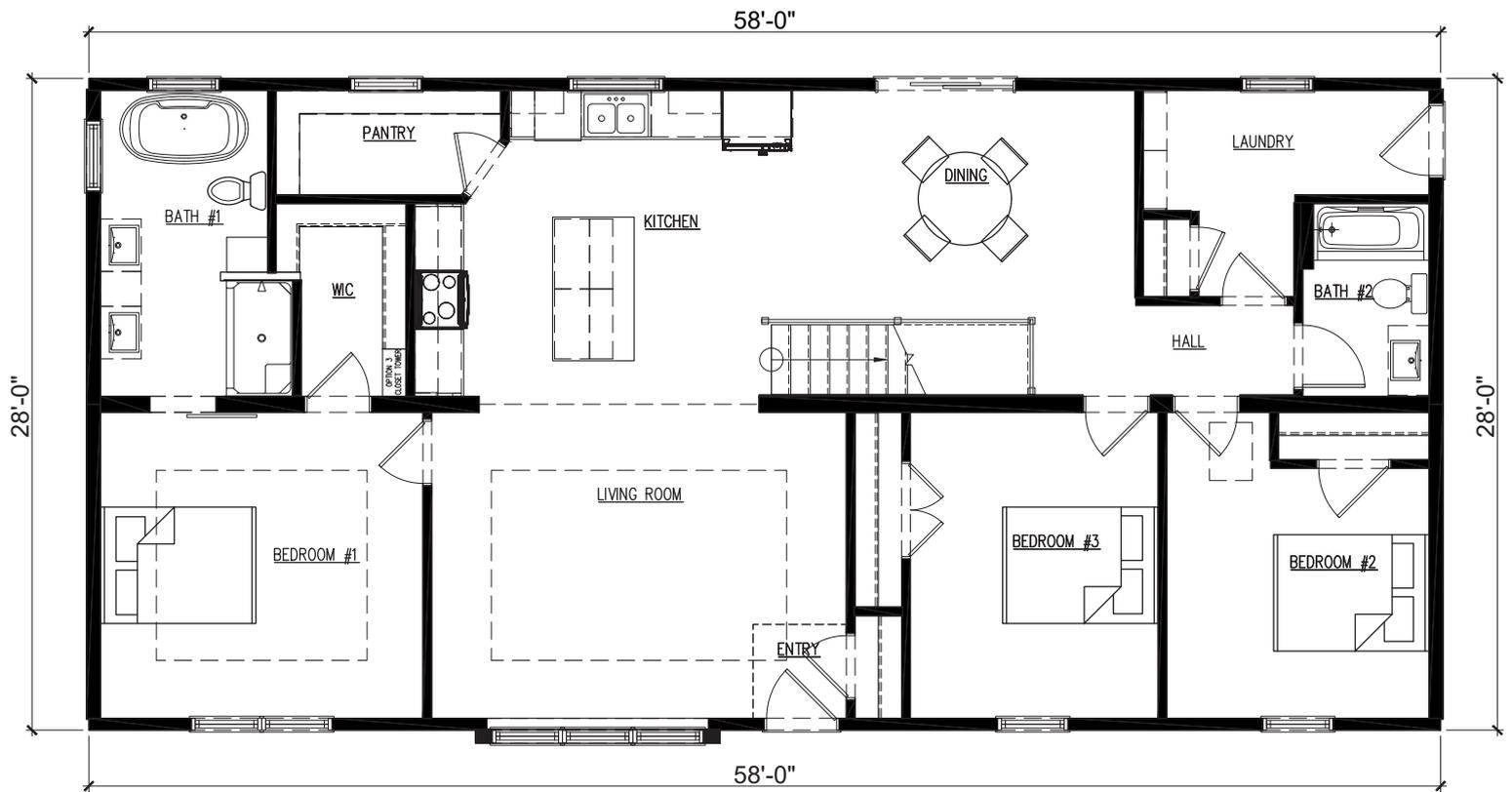


Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

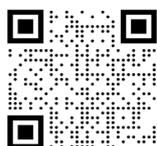
# SPECIFICATIONS:

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

Render shown with optional dormer, rock bumpout, attached double garage and 9' side walls and transoms.  
Garage not standard on plan.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at [www.northstarsb.com](http://www.northstarsb.com)



# Roscoe

## Upgrades

Choose from our six different optional upgrades to customize your Roscoe. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 04 9' Side Walls



Add a foot of height to your ceilings with 9' side walls with transom windows to the front of your home.

### 02 Dormer



Add a dormer over your front door to make it stand out. An easy way to boost your curb appeal.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with classy accent rock on the entire front bumpout.

### 03 Tray Ceilings



Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

### 06 Lvp Flooring



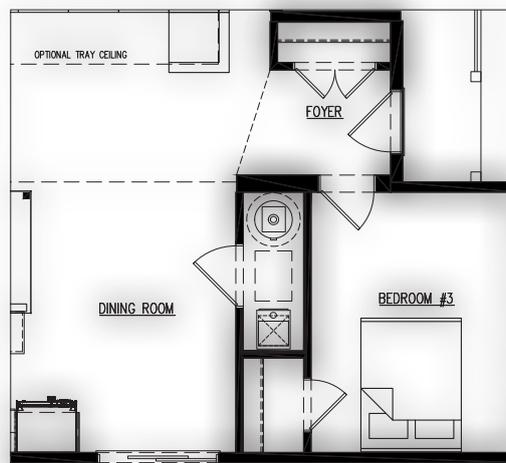
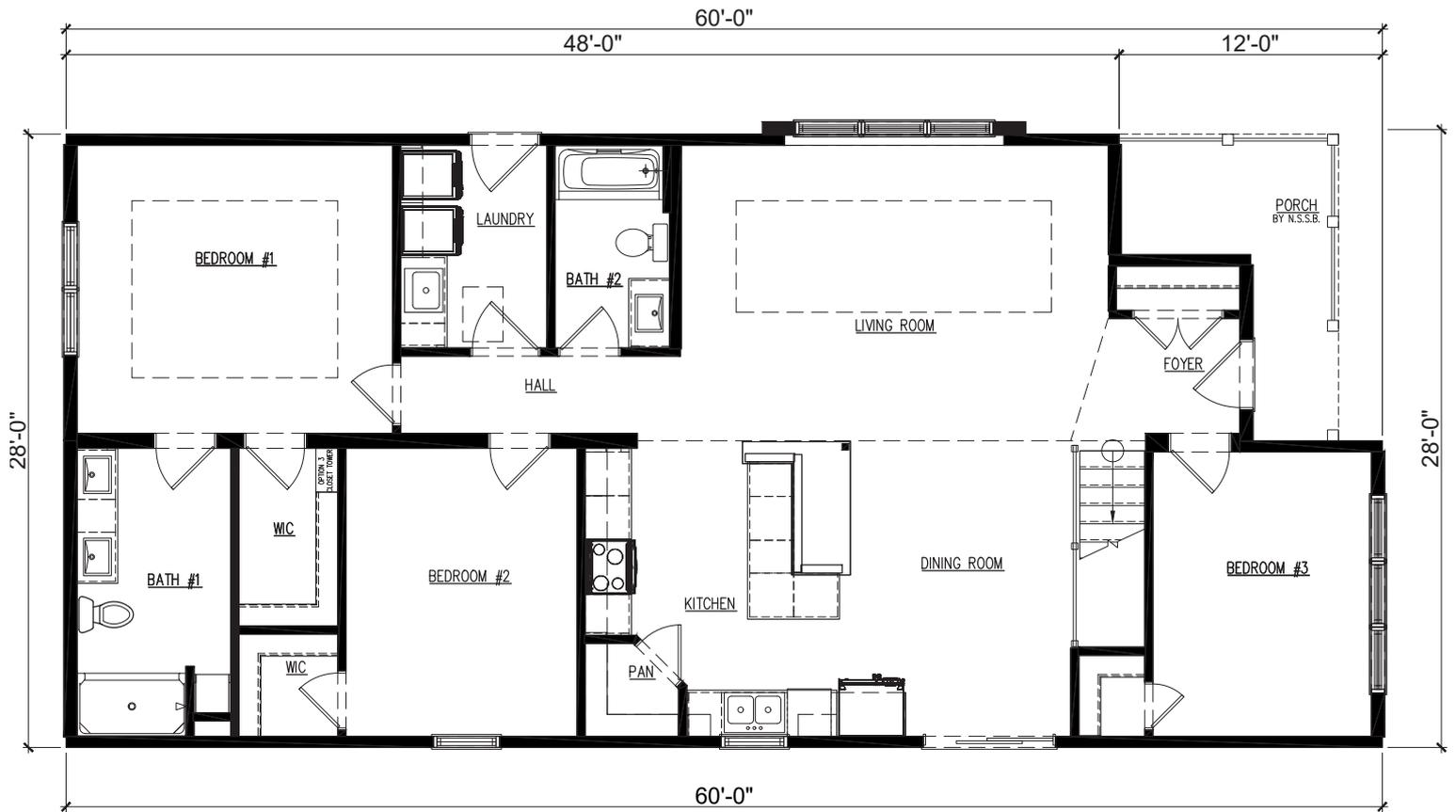
Upgrade your flooring in the kitchen, dining, hall & bathrooms to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1,652\*** | Beds: **3** | Showers: **2** | Toilets: **2**

Render shown with optional dormer, attached double garage, rock bumpout, and 9' side walls and transoms.

\*Porch counted in square footage. Garage not standard on plan.



Alternative crawl space foundation layout.



Virtual Walkthrough Available at [www.northstarsb.com](http://www.northstarsb.com)

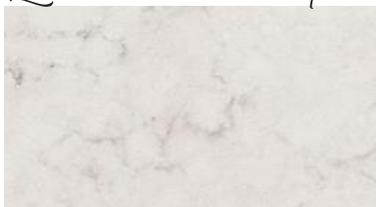


# Kensington

## Upgrades

Choose from our six different optional upgrades to customize your Kensington. Each option was designed to add both functionality and style to your home.

### 01 Quartz Countertops



Add premium style and durability to your home by upgrading your kitchen with quartz countertops and tile backsplash.

### 04 9' Side Walls



Add a foot of height to your ceilings with 9' side walls, with transom windows to the front of your home.

### 02 Front Door



Upgrade your front door to add sidelights and style; a great way to emphasize this home's cute entry.

### 05 Rock Accent



Add a touch of nature to the exterior of your home with classy accent rock 4' up the porch walls.

### 03 Tray Ceilings



Adding tray ceilings to the living room and master bedroom is a great way to add ceiling height and make your home feel more grand.

### 06 Lvp Flooring

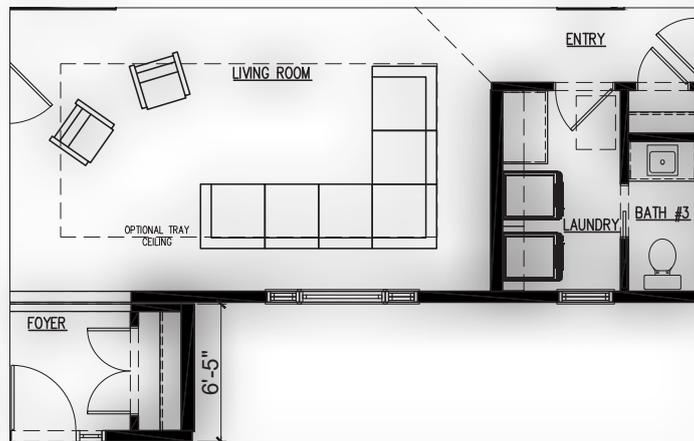


Upgrade your flooring in the kitchen, dining, hall, bathrooms, utility to the rear entry & foyer to a waterproof luxury vinyl plank for added durability and style.

# SPECIFICATIONS:

Style: **Ranch/Rambler** | Sq. Ft.: **1932\*** | Beds: **3** | Showers: **2** | Toilets: **3**

Render shown with optional front door upgrade, rock entry, attached triple garage and 9' side walls and transoms upgrade. \*Porch counted in square footage. Garage not standard on plan.



Alternative crawl space foundation layout.

# Rustic

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## PACKAGE



Door & Window Toppers:  
Knotty Pine Cabin Topper



Stair Railing: Knotty Pine



Door Handles:  
Black Tustin Lever



Carpet: Shaw 400z  
in Cottage



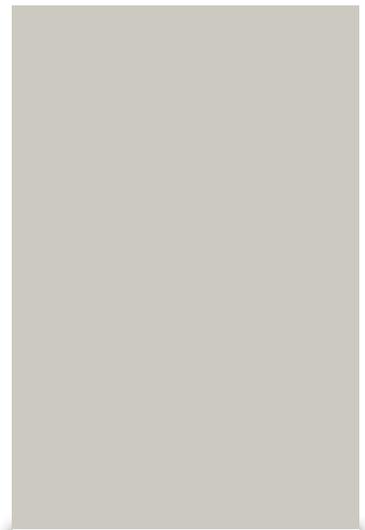
Lighting: Black Package  
and LED Downlights



Interior Doors:  
Knotty Pine Panel Door



Flooring: Congoleum  
Vinyl in Farmstead



Wall Color: Sherwin  
Williams Repose Gray



Vanity Top: Wave Bowl in White Cultured Marble



Appliances: GE Side-by-side Refrigerator in Black



Cabinet Hardware: Tulip Knob & Bin Drawer Pull in Black



Cabinets: Duncan Doors in Rustic Hickory



Moulding: Knotty Pine 4.25" Baseboards & 3" Casing in Clearcoat



Countertop: HD Laminate in Spring Carnival



Plumbing & Faucets: Black Package

### PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

#### Options available in the following:

*Spicer, Thompson, Glenwood*

*Spicer, Thompson, Castlewood*

*All Floorplans*

*All Floorplans*



Pine Paneling in Natural Finish



Fireplace: MDV3732 with Pine Log Mantel



Waterproof BeauFlor LVP in Walnut



Quartz Countertops in Copper Lake

# Modern Farmhouse

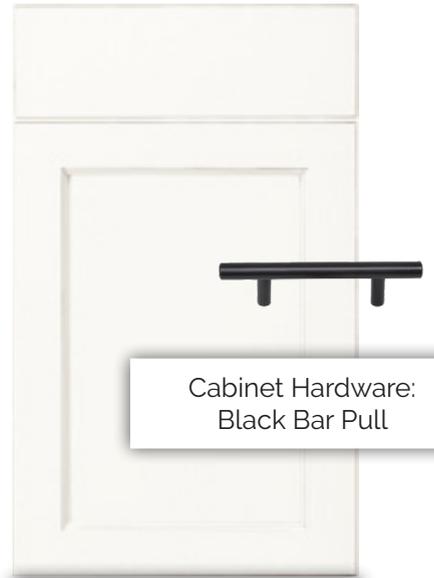
## PACKAGE



Railing: Top & Posts in Crimini, White Spindles



Lighting: Black Package and LED Downlights



Cabinet Hardware: Black Bar Pull

Cabinetry: Shaker Doors in White



Interior Doors: Knotty Pine 3 Panel Door in Crimini



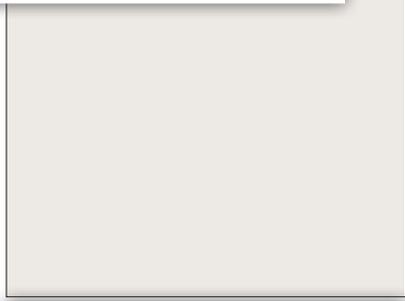
Carpet: Shaw 400z in Truffle



Flooring: Congoleum Vinyl in Farmstead



Door Handles: Black Skyline Blvd Lever



Wall Color: Sherwin Williams Snowbound



Vanity Top: Wave Bowl in White Cultured Marble



Appliances: GE Side-by-side Refrigerator in Black



Plumbing & Faucets: Black Package



Moulding: Knotty Pine 4.25" Baseboards & 3" Casing in Crimini



Countertop: HD Laminate in White Carrara



Island Countertop in Old Mill Oak

### PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

*Options available in the following:*

*Spicer, Thompson, Glenwood*



Panel Ceiling: Pewter Nickel Gap Paneling

*Spicer, Thompson, Castlewood*



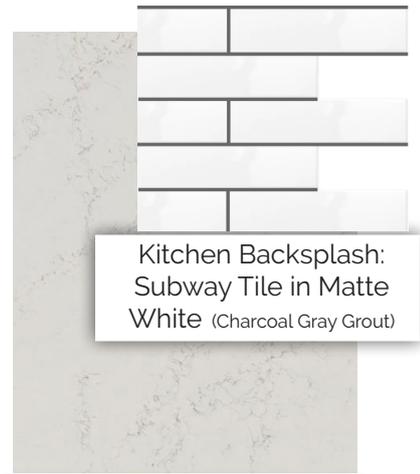
Fireplace: Allusion Platinum Electric

*All Floorplans*



Flooring: Waterproof BeauFlor LVP in Walnut

*All Floorplans*



Kitchen Backsplash: Subway Tile in Matte White (Charcoal Gray Grout)

Quartz Countertops in Golden Leyra

# Contemporary

## PACKAGE



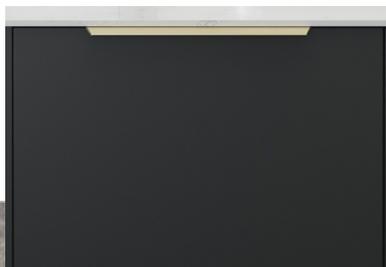
Railing: Top in Carbon,  
White Spindles and Posts



Cabinet Hardware:  
Satin Nickel Bar Pull



Cabinets: Timberline  
White Flat Panel Doors



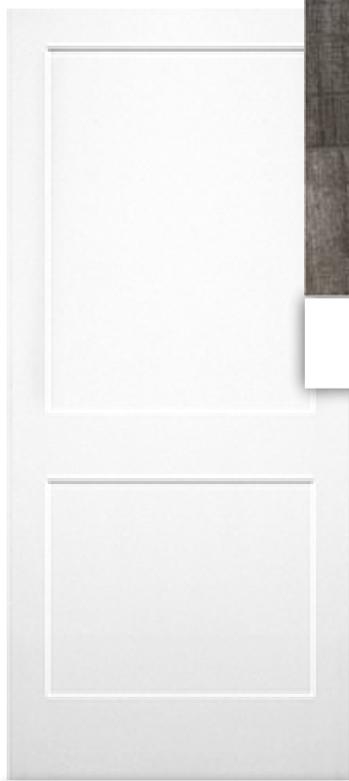
Island Color: Midnight Sun



Flooring: Congoleum  
Vinyl in Modern Brown



Carpet: Shaw 40oz  
in Lady Liberty



Interior Doors: Molded  
2 Panel Door in White



Door Handles: Satin  
Nickel Skyline Blvd Lever



Wall Color: Sherwin  
Williams Extra White



Lighting: Satin Nickel Package



Moulding: MDF 4.25" Baseboards & 3" Casing in White



Vanity Top: Wave Bowl in White Cultured Marble



Countertop: HD Laminate in Calcutta Lincoln



Plumbing & Faucets: Satin Nickel Package



Appliances: GE Premium Stainless Steel Package

## PLAN SPECIFIC ITEMS

Based on upgrade options selected when choosing your plan.

*Options available in the following:*

*Spicer, Thompson, Glenwood*



Panel Ceiling: White Nickel Gap Paneling

*Spicer, Thompson, Castlewood*



Fireplace: Simplifire Allusion Electric

*All Floorplans*



Flooring: Waterproof BeauFlor LVP in Ash

*All Floorplans*



Kitchen Backsplash: White Hex Tile (Silverado Grout)

Quartz Countertops in Calacatta Extra



# Exterior Options

## STANDARD DOORS

Spicer, Glenwood,  
Baxter, Thompson

Dawson, Roscoe, Kensington,  
Avon, Castlewood



BMZ926 Fiberglass  
Door in White



BML106328 Fiberglass  
Door in White

## UPGRADE DOOR

Kensington



ETHI645 Fiberglass Door with ETHI675  
Sidelites in Dark Roast

## HARDWARE

Rustic Package

Modern Farmhouse Package

Contemporary Package



Tustin Lever in  
Black

Milan Lever in  
Black

Milan Lever in  
Satin Nickel

## EXTERIOR LIGHTS

IOI211BK, Black





# 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)

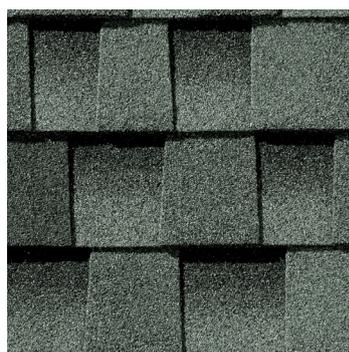
## STANDARD COLOR OPTIONS



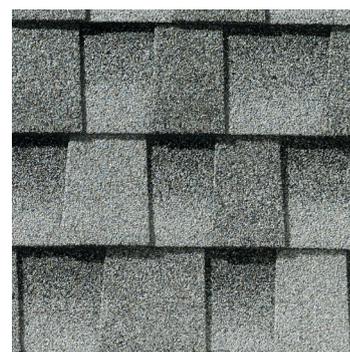
Barkwood



Charcoal



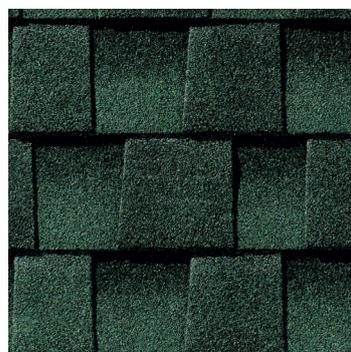
Slate



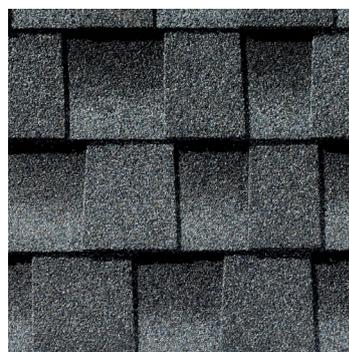
Birchwood



Hickory



Hunter Green



Pewter Gray



Mission Brown



Shakewood



Weathered Wood





# Exterior Siding

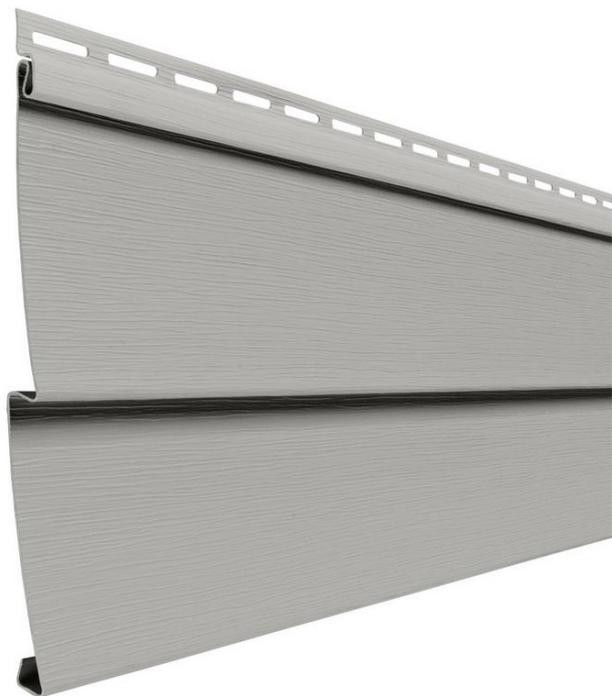
## STANDARD SIDING

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!

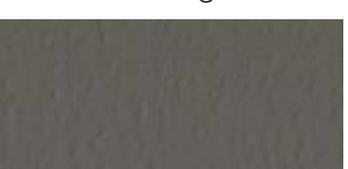
### PROFILE

We offer a 4" double lap siding that is both sophisticated and timeless. This profile comes in any of the colors shown on page 35.

**CertainTeed**  
SAINT-GOBAIN



# VINYL COLOR OPTIONS

			
Autumn Red	Brownstone	Buckskin	Castle Stone
			
Charcoal Gray	Colonial White	Cypress	Desert Tan
			
Espresso	Flagstone	Forest	Granite Gray
			
Hearthstone	Heritage Cream	Herringbone	Light Maple
			
Melrose	Midnight Blue	Natural Clay	Olive Grove
			
Oxford Blue	Pacific Blue	Sable Brown	Sandstone Beige
			
Savannah Wicker	Seagrass	Slate	Smoky Gray
			
Spruce	Sterling Gray	Tuxedo	Weathered Wood
			
Wedgewood Blue			

# LP SMARTSIDE UPGRADE SIDING COLOR OPTIONS



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. All colors are backed by a limited 30 year warranty,

## SOLID SERIES



Prairie Clay



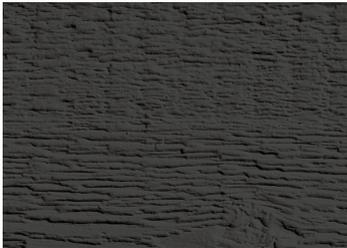
Cavern Steel



Dessert Stone



Tundra Gray



Abyss Black



Terra Brown



Timberland Suede



Summit Blue



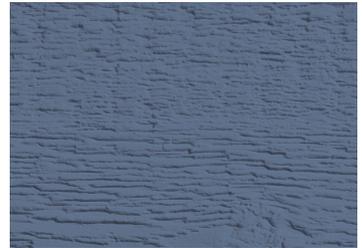
Sand Dunes



Quarry Gray



Snowscape White



Rapids Blue



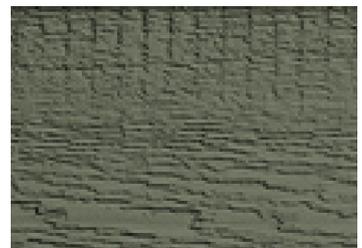
Redwood Red



Harvest Honey



Midnight Shadow



Garden Sage

## WOOD TONES SERIES



Cedar



Yellowstone



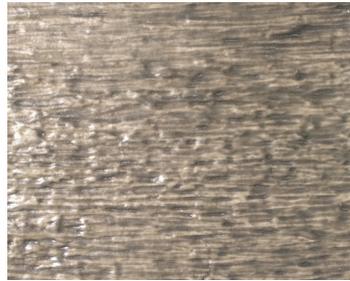
Sierra



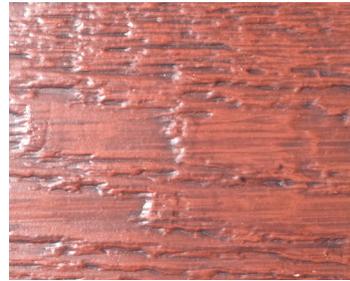
Tahoe



Teton



Black Hills



Country Red



Acadia

## LOG SIDING

This incredible siding option is a perfect way to add some pizzazz to your home; featuring beautiful, natural charm with intricate butt-and-pass corners, and a handmade quality that is second-to-none. This siding is solid pine and comes in a delightful warm chestnut brown color.





# 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
- 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

- 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 (Flat/Vaulted combination for Spicer, Baxter, and Glenwood)

### 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

## 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 Sink to Kitchen
- Moen Single Lever Faucets Throughout. Gooseneck Faucet to Kitchen Sink.
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- China Lavatory 1.6 Gallon Water Efficient Toilets.
- Tall Elongated toilets to Master Bath
- 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 base and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bullnose Drywall corners
- Tinted vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors
- Pre-finished wood railing in basement homes.

## WINDOWS, DOORS & CLADDING

- Low E Single hung windows built to meet Energy Star® standards for superior performance
- Double 4 Vinyl Siding .042" thickness
- Bayerbuilt exterior doors
- Bayerbuilt solid interior doors pre-finished using a water-based stain with a water-based UV seal and top coat for a durable finish
- Entrance doors keyed alike. Dead bolts provided for one exterior door
- Pressure treated 5/4 decking and PVC railings

## 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

## CABINETS & COUNTERTOPS

- Full Access cabinetry throughout
- Full Overlay door design
- Flat center panel cabinet doors in Modern Farmhouse Package, raised center panel doors in Rustic Package, full flat panel cabinet doors in Contemporary Package
- Drawer System –Double sided metal box full extension soft close hardware
- Soft Close Doors
- Crown Moulding on all upper cabinetry in Rustic & Modern Farmhouse Packages
- Cabinetry Hardware
- High Definition 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
- Shelf Tower to Walk In Closet

Visit our **website** for more information and all warranty details!

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



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