Wolf Industries was designed with the idea of giving people more options; another way to find freedom and expression through simplicity.

Traditional stick-built homes are oversized and overpriced – while those houses that do feature a small footprint aren’t built to last. Our prefab tiny homes and modular ADUs are affordable, scaleable and offer unsurpassed quality. A home is a serious purchase and we know that. From the decision-making process to the final handshake, we work hard to earn and maintain your trust. We won’t stop until we’ve given you every reason to leave a 5-star review.

Starting Silver Package
Our Starting Silver Package includes everything you need except appliances. You can create an affordable, quality home for the base price. In addition, all of our homes come with an HVAC Mini-Split Unit that offer heat & A/C, and a Tankless Water Heater.

Gold Package
Our Gold Package allows you to add some extra wow factor to your little space. Want to upgrade your hardware to a popular choice of a black finish? Check. Higher quality cabinets? Check. Shiplap walls? Check. We’ve got you covered.

Platinum Package
Our Platinum Package allows for even further customizations. You can upgrade to premium white or gray shaker cabinets with a soft-close feature. Or, for those of you who love the log cabin look, you can add interior pine wall paneling. Make your home truly unique with this package.
Wolf FAQs:

Q: Is my property eligible to have a tiny home/ADU added?
A: Great question! To get started, what is the address you are interested in placing a tiny home or ADU on? We’ll review the zoning, setbacks and other requirements in your area and get back to you! https://wolfind.com/quote/

Q: Do your homes go on a foundation?
A: The majority of our homes are permitted and placed on a concrete stem-wall foundation - this is what makes our product different! We do however, offer the ability to place them on a trailer as a ‘pre-fab home on wheels.’

Q: Are there lofts in your units?
A: For sure! Lofts are an excellent way to add additional storage space to a small home; though our lofts aren’t rated for sleeping. They are offered in a variety of depths and dimensions in our B and C Models.

Q: What size homes do you offer? Can they be customized?
A: Our homes come in 8 floorplans, with sizes ranging from 300 to 1,232 square feet. They can be customized with options including finishes, roof styles, window and door placement, cabinets, appliances and more. Premium options like granite countertops are built in at no extra cost!

Q: If I choose the Gold package can I keep features from the Starting Package?
A: Absolutely. Upgrading your home just opens options to that level of materials/features. You’re not limited to them.

Q: Are there additional service costs?
A: Yes. For an additional fee we offer Permitting and Delivery/Setup services. We are proud to offer a full turn-key solution to our customers. We can be your general contractor from start to finish!
WHAT IS INCLUDED IN A WOLF HOME?

The base price of our homes include great standard features that make the house move-in ready. Keep the basic offerings, or upgrade to customize your home. Then add on permitting and delivery & setup to create a turn-key stress-free project! Visit the Process Page on our website to learn more.

SHELL

- Fiber Cement Lap Siding
- 30 yr Composite Shingles
- 6-panel Slab Front Door
- Turn Knob Door Hardware
- Cable or Shed Roof
- Double Pane Vinyl Windows
- Tankless Water Heater
- Mini-split for Heat & A/C
- 200 Amp Panel wired to house specifications
- ERV System

The tankless water heater, condensor unit for the ductless mini-split, and electrical panel are all located on the outside of the home to save space.

INTERIOR FINISH

- Smooth Sheetrock Wall Finish
- LVP Flooring
- Standard MDF Window & Door Trim
- 6-panel Full-sized Interior Doors
- Ceiling Fan in Living/Kitchen Area
- Brushed Nickel Hardware
- Pine Tongue & Groove Ceilings in the Model B & C
- Lofts in the B & C
  *lofts rated for storage only

MODEL B - Gable Roof, Composite Shingles

MODEL B/C - Loft option above bed/bath for storage
KITCHEN

- Standard White Shaker Cabinets
- Brushed Nickel Hardware
- Group A Granite or Quartz Countertops
- Drop-in 1 or 2 Bowl Sink
- Brushed Nickel Pull Down Faucet
- Can Lighting
- Standard Kitchen Layout per Model
- Pendant Lighting depending on Kitchen Layout
- Prepped for Standard-sized Appliances

MODEL F - SINGLE WALL KITCHEN
(upgraded undermount sink)

BATH

- Standard Style Vanity (depending on model)
- Full-sized Tub/Shower Combo or Walk-in Shower in all models
- Hardware to match Kitchen

BUILDING CODE STANDARDS

- State Approved Gold Label from Labor & Industries Department
- Permit Ready
- Same Building Codes as all outside stick-built homes (IRC & IBC)
- LVL for added ridgidity (Laminated Veneer Lumber)
- 2 x 6 Walls & 2 x 10 Floor Joists (2 x 8 in the B & C)
- PEX Plumbing
- Romex Wiring
- Fiberglass Insulation - R24 in walls, R30 in floors, R50 in ceiling (R38 in B & C)
- Spray foam around all utilities
- Exceeds Energy Code
- Permanent Foundation
- Wind Rating @ 145 mph, Category B
SHELL

It’s what’s on the inside that matters. But at Wolf, we believe the exterior details of your modular home need to be just as perfect. Choose from a variety of siding, windows, and porch options to get it just right for you.

MODEL B

BEACH HOUSE GETAWAY

FEATURED CHOICES

A Composite Shingle Roofing
Outer layer made of asphalt, bottom is fiberglass. Standard option

B Board & Batten Siding
Alternating wide boards and narrow wooden strips, called “battens.” Upgrade option
**C 1/3 Glass Door**
For that little extra detail to make your front door stand out! Upgrade option

**D Cedar Shake Gable**
Rustic looking shingle. It has been circular sawn, replicating that saw mill cut look. Standard option in all single unit gables

**E 10 x 10 Covered Porch**
If you are looking for added outdoor space, this is a nice addition! Upgrade Option
ROOF STYLE

TRADITIONAL OR MODERN?
A gable roof or shed roof design can be on any of our models, you just have to decide what style you are going for! The gable design offers the cedar shake accent siding and is more traditional.

GABLE ROOF
Standard

SHED ROOF
This is the more modern design and features upper transom windows for added light. It is also 10' tall on the high side vs. 9' tall in the gable (for Models B - H). The shed roof can be upgraded to metal as well. (Transom windows not on the B/C)

GABLE ACCENT SIDING

CEDAR SHAKE
Standard gable material in B - H
*as pictured above on Gable Roof
Upgrade gable material in I/J

LAP SIDING
*carried up to gable
Upgrade gable material in all models

BOARD & BATTEN SIDING
*carried up to gable.
Upgrade gable material in B-H
Standard gable material in I/J
ROOFING

COMPOSITE OR ASPHALT SHINGLES
Standard

STANDING SEAM METAL
Upgrade, 26 gauge

HOME HIGHLIGHT - MODEL E

TIPS FROM PREVIOUS CUSTOMERS.
Definitely go for the metal roof! It lasts so much longer and comes in a variety of colors. Easy to keep clean too!
**FRONT DOOR STYLE**

**SLAB - NO GLAZING**  
Standard 6-panel

**1/3 GLASS**  
Upgrade

**FULL GLASS**  
Upgrade

**CRAFTSMAN**  
Upgrade

**FRENCH DOOR**  
Upgrade/Add-on option  
*Requires covered porch

**SLIDING DOOR**  
Add-on option

**EXTERIOR LIGHTING**

**CARRIAGE LIGHT**  
Standard at all exterior doors
**HARDWARE STYLE - INTERIOR DOOR HANDLES**

**KNOB**
Standard Brushed Nickel

**LEVER**
Upgrade

**MODERN**
Upgrade

**KNOB**
Black Finish Upgrade

**LEVER**
Upgrade

**MODERN**
Upgrade

**HARDWARE STYLE - FRONT DOOR HANDLES**

**ELECTRIC LOCK**
Standard - Brushed Nickel, Knob

**ELECTRIC LOCK**
Upgrade - Black Finish, Modern Lever
SIDING

LAP SIDING
Standard

MODEL E -
Lap siding, gable roof upgraded to metal, upgraded 10 x 10 covered porch.

BOARD & BATTEN
Upgrade option

MODEL E -
Board & Batt siding, shed roof, upgraded 1/3 glass front door.
PAINT OPTIONS

Standard you can choose 3 exterior paint colors for your home - body, trim, and door color. Interior you choose 1 color for the walls, trim and doors, but you can upgrade to the trim and doors being a different color than the walls.

3 EXTERIOR COLORS
Standard. Any colors you want!

WALLS, TRIM, DOORS SAME COLOR
Standard

TRIM/DOORS 2ND COLOR FROM WALL
Upgrade
INTERIOR FINISH

FEATURED CHOICES

A. White Shiplap on Walls
   Modern farmhouse look

B. Pine Tongue & Groove Ceiling
   Feels like a cabin and very natural

C. Medium Color LVP Floor
   High quality flooring that looks like hardwood, but a fraction of the price

ACCENT WALLS OR CEILING

ACCENT/TRIM FINISHES

- Unfinished
- Paint
- Clear Coat
- Stain & Clear Coat
- Semi-gloss Paint

PRICE DEPENDS ON FINISH TYPE

SHIPLAP FIR
Upgrade

TONGUE & GROOVE PINE
Upgrade
LUXURY VINYL PLANK FLOORING - LVP

We have 6 colors tones to choose from, ranging from dark to light brown and gray. Although we will always offer a range of flooring colors, the specific color options will change from time to time.

* LVP is the Standard flooring and the only flooring option we offer.

TRIM STYLE - INTERIOR WINDOWS & DOORS

STANDARD TRIM STYLE (MDF)

DETAILED TRIM STYLE (MDF)
Upgrade

DETAILED TRIM

TRIM MATERIAL - INTERIOR WINDOWS & DOORS

MDF STANDARD TRIM MATERIAL

MDF DETAILED TRIM MATERIAL
Upgraded

PINE - Unfinished
Upgrade
INTERIOR DOORS

6-PANEL
Standard

2-PANEL
SQUARE TOP
Upgrade

3-PANEL
CRAFTSMEN
Upgrade

SINGLE-PANEL
CRAFTSMEN
Upgrade

6-PANEL PINE
Pine solid core only comes in 6-panel
Standard

PINE BARN DOOR
Made and designed by Wolf for your house!
Upgrade

PANELED BARN DOOR
Works great to cover the washer and dryer. Style will match your other interior doors.
Upgrade
CEILING & VENTING

CEILING FAN - STANDARD OPTION
All of our homes have a ceiling fan in the living room/kitchen area, to help circulate air flow from your mini-split.

CEILING FINISH - SHEETROCK
Standard Option E, F, G, H, I, & J
Upgrade for B/C

CEILING FINISH - PINE TONGUE & GROOVE
Standard Ceiling Finish in B & C
Upgrade for E, F, G, H, I, & J

DEHUMIDIFIER SYSTEM
Upgrade for all models.
Ventilation system used to remove moisture from the air to help reduce and maintain humidity levels. Good for smaller spaces that have a lower air exchange rate.

CEILING BEAM - MODELS I & J
Our standard finish for the center beam is wrapping in wood, either fir or pine, to offer a nice accent piece ad conversation started. Covering it with drywall would be the upgrade.

FIR WRAPPED ACCENT
Standard
*Upgrade Stain

PINE WRAPPED ACCENT
Standard
*Upgrade Pine T&G Ceiling
KITCHEN

Kitchens have always been the focal point of every home, and in tiny homes especially, they take up a lot of space. This is where you can make a statement with appliances and cabinets. Some customers have even supplied a large chandelier to be installed to give it an extra wow factor.

MODEL C

A Granite/Quartz Countertops
High quality Granite or Quartz countertops are standard on all of our Models.

B Cabinets
Premium quality Gray Shaker style cabinets with soft-close feature.
Undermount Single-Bowl Sink
Sleek design that doesn’t get water all over the counter.

Under Cabinet Lights
See Technology page 27 for more details.
CABINETS

WHITE SHAKER
Standard
Single Wall Layout
*Whirlpool Appliance Package offered by Wolf

HICKORY
Galley Layout

PREMIUM WHITE
Island Layout

PREMIUM GRAY
L-shaped Layout
Available in Light & Dark Gray
*Customer added backsplash after delivery
We have a variety of kitchen designs available in our E, F, G, I, and J models, each with their own cabinet layout.

We offer:
- Single Wall
- Galley
- L-shaped
- Island

KITCHEN SINKS

DROP-IN 2 BOWL
Standard

DROP-IN 1 BOWL
Standard

UNDERMOUNT 2 BOWL
Upgrade

UNDERMOUNT 1 BOWL
Upgrade

KITCHEN FAUCETS

PULL DOWN
Brushed Nickel
Standard

PULL DOWN
Black Finish
Upgrade

BEFORE

AFTER

BEFORE

AFTER
SILVER PACKAGE STANDARD COUNTERTOPS (GROUP A) Standard

- SILVER PEARL HONED GRANITE
- BASALTINO GREY QUARTZ
- ALASKA QUARTZ

GOLD/PLATINUM PACKAGE PREMIUM COUNTERTOPS (GROUP B) Upgrade

- MALACHITE WHITE QUARTZ
- PAZ
- NEBULA WHITE QUARTZ
- ANGEL WHITE QUARTZ

Supply and product colors vary throughout the year. We do our best to order exactly what you want, but we can’t guarantee that it will always be available.
BACKSPLASH (GOLD OPTION) Upgrade

WHITE SUBWAY TILE

BROWN OR GRAY RECTANGLE

6" BACKSPLASH TO MATCH COUNTER

You can choose 6” tall tile, Full-height tile to the bottom of the upper cabinets, or 6” granite or quartz to match the coutnertops. Grout can be white, bone, or gray

CROWN MOLDING - CABINET UPGRADE Upgrade

WITHOUT CROWN MOLDING

WITH CROWN MOLDING

WITH CROWN MOLDING

KITCHEN LIGHTING

CAN LIGHTS

PENDANT

EXAMPLE - Ceiling with overhead can light and pendant light.
APPLIANCES

We offer appliances at an additional costs to the house price. You can purchase the entire appliance package or individual appliances. You can choose to install your own appliances after delivery and we simply prep the space. You can also choose not to have an appliance and purchase extra cabinets. So many options!

A Stainless Dishwasher
Stainless finish gives a dishwasher a clean, new feel

B Stainless Oven w/ Convection
Convection allows for faster cook times and evenly distributes heat
C **Stainless Microhood**
Microwave with built in hood fan

D **Stainless Refrigerator**
Stainless finish gives your basic fridge an upgrade

E **Customer Installed Backsplash**
This customer added their own tile of choice after delivery.
**REFRIGERATOR**

- Whirlpool 29.75”W x 65.375”H x 33.5”D Stainless 18.2-cu ft Top-Freezer Refrigerator
- Flexi-slide deli storage bin to conveniently make room for tall items
- Frameless wall-to-wall glass shelves - enjoy a polished look and easy-access cleaning with shelves that extend the full width
- Quiet Cooling technology
- Adjustable Wire Freezer Shelf
- Electronic Temperature Controls - to regulate both fresh food and freezer sections
- Optional interior Ice Maker
- Reversible Handles

**STAINLESS TOP FREEZER**

**DISHWASHER**

- Whirlpool Front Control 24” Stainless Steel Built-In Dishwasher x 34.5”H x 24.5”D
- ENERGY STAR® Certified
- In-door silverware basket that frees up rack space.
- Normal and Heavy cycle options with sensor wash
- Pots/Pans Cycle
- High-temp settings
- Heated dry option - for optimal drying results
- 1 Hour Quick Wash - enjoy a quality clean when you’re short on time
- Child Safety Locks

**STAINLESS DISHWASHER**
RANGE

STAINLESS RANGE
W/CONVECTION - GAS

- Whirlpool 30” Stainless Steel 5 Burner 5.1-cu ft capacity oven with edge-to-edge cooktop to give you extra room
- 29.88”W x 46.25”H x 27.2”D
- 5 Cooktop Elements, including SPEEDHEAT Burners for quick sear and boil.
- 5,000-BTU AccuSimmer
- 8,000-BTU middle burner
- 2 oven racks with 6 possible positions adjust to suit your baking needs
- Included Cast-iron grates and griddle are dishwasher safe
- Full-width broiler

- Don’t have natural gas or propane capabilities? Ask about switching to an electric range.

HOOD FAN

STAINLESS MICROHOOD
(Microwave/Hood Combo) Standard Option

- Whirlpool 1.7-cu ft 1000-watt Over-the-Range Stainless Steel Microhood.
- 29 15/16”W x 17 1/8”H x 17 9/16”D
- 12” dishwasher safe turntable to ensure even cooking
- 6 convenience cooking controls to make meal prep easy
- 2 vent speeds
- Adjustable cooktop lighting
- Auto and timed defrost features
- Fingerprint Resistant Stainless Steel
- Add 30-seconds option to quickly adjust cook time.

RANGE HOOD ONLY
Alternative Option - No microwave
WASHER & DRYER

HIGH-END WASHER
- Whirlpool Load and Go 4.5-cu ft, 32” deep Stackable Front-Load Washer ENERGY STAR®
- Load and Go dispenser holds enough laundry soap for 20 loads, so you can skip adding detergent to every load
- Large capacity can help you take on large loads
- Sanitize items like towels using detergent and an oxi additive
- Steam clean option
- Quick Wash cycle
- Presoak option

HIGH-END DRYER
- Whirlpool 7.4-cu ft Stackable Electric Dryer ENERGY STAR®
- Advanced Moisture Sensing - 3 sensors track moisture and temp, adapting drying times to end the cycle at just the right time
- EcoBoost Option - saves energy by using less heat and an extended cycle time.
- Quick Dry
- Sanitize Cycle - provides care for your clothes in the dryer while eliminating 99.9% of common household bacteria
- Quad baffles - 4 baffles tumble clothes in a randomized pattern, to help increase effectiveness of the dryer, allowing items to open up freely

Is the stackable Washer & Dryer too tall? Ask about a Unitized Laundry Center with button controls in the middle for easier reach.
FINANCING OPTIONS

Current Lenders for Wolf Industries

<table>
<thead>
<tr>
<th>Lender</th>
<th>Type</th>
<th>House Only</th>
<th>HELOC</th>
<th>Home &amp; Land (Conventional)</th>
<th>USDA</th>
<th>VA</th>
<th>Refi</th>
<th>FHA</th>
<th>Location Specific</th>
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<tbody>
<tr>
<td>Cornerstone</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Oregon</td>
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<tr>
<td>Craft3 – ADU Loans</td>
<td>Y</td>
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<tr>
<td>Liberty</td>
<td>Y</td>
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</tr>
</tbody>
</table>

- Cornerstone Home Lending - Dan Huegel, Sr. Loan Officer | NMLS 583035
  - 360-606-6744 cell | 360-719-1809 office
  - dhuegel@houseloan.com
  - www.houseloan.com/danhuegel/

- Craft3 – Richard Pichler, Sr. Consumer Lender | NMLS 368891
  - 206-456-4459
  - rpichler@craft3.org

- Liberty – Carolyn Smith, Bank Loan Manager
  - 423-802-4650
  - *Modular home-only loans up to $125,000 max, trailer only

PAYMENT STRUCTURE

Our payment process is straightforward - 6 payments due along your project timeline. There is a deposit to start a phase and closeout payment when the phase has been completed. Can’t get easier than that!

*If you are working with one of our lenders, we will request draws as invoicing occurs.
Living in a tiny home does not mean you have to give up your bathroom space! Why not stay comfortable with a full size shower/tub and a vanity cabinet that has storage? Here at Wolf, we want you to enjoy every part of your home.

A Standard Vanity (E, F, G)
Give your bathroom a clean, sleek, modern feel with this vanity.
Standard

B Bushed Nickel Hardware
This faucet looks so sharp and modern in the bathroom.
Standard

C Walk-in Shower
You can choose either a walk-in shower or tub/shower combo.
Standard
BATHROOM VANITIES

STANDARD STYLE (MODEL B, C, H) (I, J MASTER)

UPGRADED STYLE (MODEL B, C, H) (I, J MASTER)

STANDARD STYLE (MODEL E, F, G) (I, J 2ND BATH)

UPGRADED STYLE (MODEL E, F, G) (I, J 2ND BATH)
SHOWERS & TUBS

TUB/SHOWER COMBO
Standard

WALK-IN SHOWER
Standard
*6” step-up up into shower

WALK-IN SHOWER WITH DOORS
ADDED Glass Shower Door

TILE SHOWER W/ ACRYLIC BASE
Standard
*3.5” step-up up into shower, 4.5” step-up with doors

AVA compliant grab bars are optional on any shower/tub configuration.
TECHNOLOGY & ELECTRICAL UPGRADES

Want to make your space ready for the modern world? We offer a few options for technology and electrical upgrades.

USB OUTLET

HDMI TV PLUG

HDMI TV PLUG

EXTREME COLD WEATHER PACKAGE

Our homes follow IRC/IBC standards, but sometimes we place a home in an extreme weather area which requires additional protection against the elements. Our extreme cold weather package adds a cold weather HVAC rated to -15°, an additional wall heater by front door, and a tankless gas water heater installed indoors. You can add snowguards to a metal roof as well.

INDOOR TANKLESS WATER HEATER

INDOOR TANKED ELECTRIC WATER HEATER Upgrade
We offer 4 different deck sizes -
• 3’ x 3’ standard
• 3’ x 6’
• 8’ x 12’ deck and/or Shed covered porch
• 10’ x 10’ deck and/or Cable covered porch
You choose which one you add to your house!

Want a bigger deck than what we offer? We can add a deck ledger board to any side of the home. Then, a deck company can install the deck of your dreams after we hand you the keys, without having to cut into your siding.
All of the following items are available as “one-off” upgrades or add-ons. Prices can be determined during your pricing and contract meeting.

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<th>Under Cabinet Lighting</th>
<th>Add Windows</th>
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<td>Porch Roof</td>
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<td>Lamp Switch by Bed</td>
<td>Custom Stairs or Ramp</td>
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<tr>
<td>Sconces with Switch by Bed</td>
<td>Add Flood Light with Switch</td>
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<tr>
<td>Add Disk Can Lights to Overhangs on Model E/F/G/H</td>
<td>Exterior Hose Bib (Cold Only or/and Hot/Cold option)</td>
</tr>
<tr>
<td>Cat 6 Ethernet Cable</td>
<td>Grab Bars</td>
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<td>PVC to Crawl from TV Box</td>
<td>Garbage Disposal</td>
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<tr>
<td>5.1 Surround, Pre-Wire Only</td>
<td>Add Exterior Door (Single or French)</td>
</tr>
<tr>
<td>Add Ceiling Fan (1 standard in Living/Kitchen)</td>
<td>Add Exterior Sliding Door</td>
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<tr>
<td>Add Disk Can Lights</td>
<td>Add Storm Door (Screen Door)</td>
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<tr>
<td>Add Flood Lights</td>
<td>Add Exterior Outlet (1 standard included)</td>
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<tr>
<td>Add Dedicated 20AMP Circuit</td>
<td>Address Signage</td>
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<td>Add Hot Tub Circuit</td>
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<tr>
<td>Add Outlet/USB/HDMI Location</td>
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<tr>
<td>Add Dimmer or Timer Switch</td>
<td>Remove Closet in Bedroom</td>
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<tr>
<td>Switched Soffit Plug</td>
<td>Mirror Image Floor Plan of Any Model</td>
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<tr>
<td>Remove Bedroom Wall</td>
<td>Dehumidifier (Pg 11)</td>
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<td>Ice Maker Kit</td>
<td>Add Additional Wall Heater</td>
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<tr>
<td>Well House</td>
<td>Change to Unitized Laundry Center</td>
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</table>
ADD-ON & UPGRADES EXAMPLES

STORM DOOR

HOT/COLD HOSE BIB

GRAB BARS

EXTERIOR SOFFIT LIGHTS
Minimum of 3 required

UNITIZED LAUNDRY

WELL PUMP HOUSE

BEDSIDE SCONCES
Edison, Gooseneck, Industrial
WOLF INDUSTRIES
THREE CORE VALUES:
Solution Seeking
Own It
Positive Attitude