

WOLF INDUSTRIES OPTIONS BOOK



REAL PEOPLE BUILDING EXTRAORDINARY HOMES

Being the Leader in Turnkey Solutions Done Right the First Time

EMPOWER.

Yourself.



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 modular homes are affordable, scalable 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.

What is prefab modular and how is it different than a mobile home, manufactured home, or tiny home?

Our version of prefab modular refers to our environmentally controlled factory build. Modular meaning we build all pieces of the home separately and prefab where we put it together prior to it leaving our factory. We deliver a completed home to your property. Wolf Homes follow standard building code, same as outside stick-built homes. The term stick-built refers to on-site building. Since we are built off-site we can't say stick-built from the start, but once your home is on-site, we are a prefab modular home built to stick-built code requirements.

Mobile and manufactured homes are following a lower set of building standards known as HUD, set by the federal government.

Tiny homes are 400 sqft or less, are kept on their trailer so you can pull them around, are not permittable, are required to be moved periodically, and follow RV/mobile home code.

A Wolf Home is designed to be a permanent house on your property, lived in by your family for generations to come!



Wolf FAQs:

Q: Is my property eligible to have a prefab home/ADU added?

A: Great question! To get started, what is the address you are interested in placing a 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,' unpermitted.

Q: Are there lofts in your units?

A: We do not offer lofts in any of our models.

Q: What size homes do you offer? Can they be customized?

A: Our homes come in 6 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: Do you offer lending?

A: We don't have in-house financing but we do have a preferred lenders page on our website, or reach out to our sales team for more details.

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
- Gable or Shed Roof
- Double Pane Vinyl Windows
- Electric Water Heater
- Mini-split for Heat & A/C
- 200 Amp Panel wired to house specifications
- ERV System



The 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 are standard! Can be added to any other house as an upgrade.



KITCHEN

- Standard White Shaker Cabinets
- Brushed Nickel Hardware
- 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
- Optional Island available in models E/F/J



BATH

- Standard Single Sink Style Vanity (width depending on model)
- Double sink in model I
- Premium White Shaker cabinet standard in all bathrooms
- 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 rigidity (Laminated Veneer Lumber)
- 2 x 6 Walls & 2 x 10 Floor Joists
- PEX Plumbing
- Romex Wiring
- Fiberglass Insulation - R24 in walls, R30 in floors, R50 in ceiling
- Spray foam around all utilities
- Exceeds Energy Code
- Permanent Stemwall 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 E

BEACH HOUSE GETAWAY

FEATURED CHOICES

- A Composite Shingle Roofing**
Outer layer made of asphalt, bottom is fiberglass. Standard option
- B Standard Lap Siding**
Board and Batten would be the upgrade option



C Full Light Glass Door
For that little extra detail to make your front door stand out! Upgrade option

D Exterior Soffit Lights
These add a nice ambience to your outside space. Upgrade option

E 3' x 3' deck with stairs
This house added a second entry option.

ROOF STYLE



GABLE ROOF
Standard



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! There is no cost difference between the two styles, both are standard.



SHED ROOF
Standard



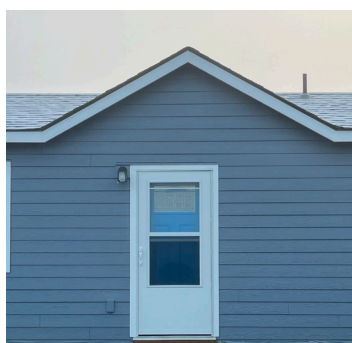
SHED ROOF

This is the more modern design and features upper transom windows for added light. Both gable and shed roof feature 10' peaks. The shed roof can be upgraded to metal as well.

GABLE ACCENT SIDING



CEDAR SHAKE
Standard gable material in B, E, F, K
*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
Standard gable material in I/J
Upgrade gable material in B, E, F, K

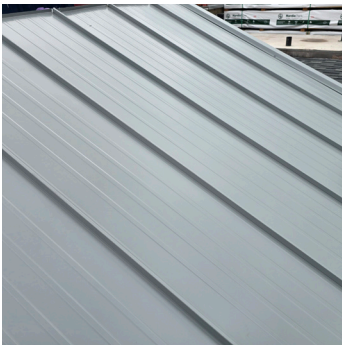
ROOFING



COMPOSITE OR ASPHALT SHINGLES

Standard

Black, Gray, Brown



STANDING SEAM METAL

Upgrade, 26 gauge

15 colors to choose from



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!

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

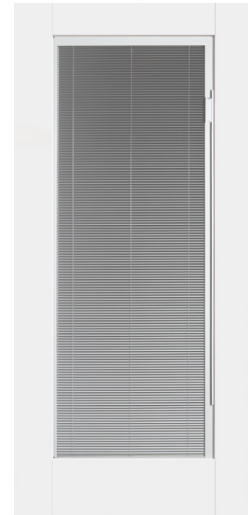
FRONT DOOR STYLE



2-PANEL
Standard



CRAFTSMAN
Upgrade



FULL LITE
Upgrade

ADD-ON DOORS



SLIDING DOOR
Add-on option



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

EXTERIOR LIGHTING



CARRIAGE LIGHT
Standard at all exterior doors



EXTERIOR SOFFIT LIGHTS
Upgrade - Minimum of 3 required



FLOOD LIGHT
Upgrade

HARDWARE STYLE - INTERIOR DOOR HANDLES



KNOB
Standard Brushed Nickel



LEVER - TRADITIONAL
Upgrade



LEVER - MODERN
Upgrade

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC



KNOB
Upgrade - Black Finish



LEVER - TRADITIONAL
Upgrade



LEVER - MODERN
Upgrade

HARDWARE STYLE - FRONT DOOR HANDLES



ELECTRONIC KEYPAD
Standard - Brushed Nickel, Knob



ELECTRONIC KEYPAD
Standard
Upgrade - Black Finish, Traditional Lever

SIDING



LAP SIDING
Standard



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



BOARD & BATTEN
Upgrade option



MODEL E -
Upgraded - Board & Batt siding and front door.

PAINT OPTIONS

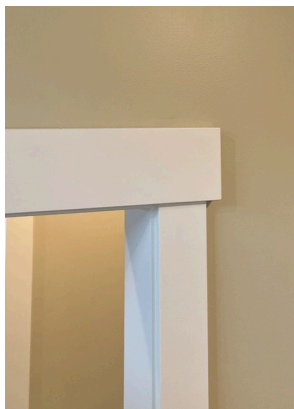
Standard you can choose any 3 exterior paint colors for your home - body, trim, and door color. Interior you choose 1 color for the walls, trim and doors, but you can upgrade the trim and doors to be a different color than the walls.



3 EXTERIOR COLORS
Standard, Any colors you want!



WALLS, TRIM, DOORS SAME COLOR
Standard



TRIM/DOORS 2ND COLOR FROM WALL
Upgrade

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

INTERIOR FINISH

FEATURED CHOICES

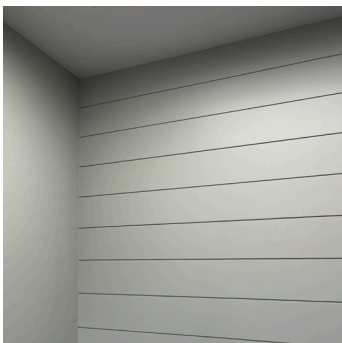
A Painted Shiplap on Walls
Modern farmhouse look

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



SHIPLAP MDF
Upgrade
Painted to match trim

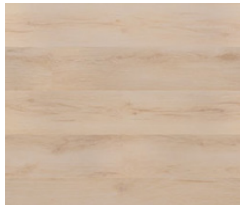
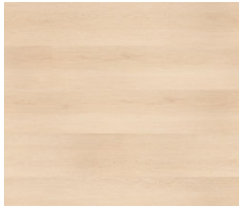


TONGUE & GROOVE PINE
Upgrade
Stained

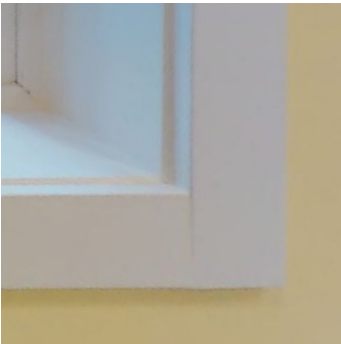
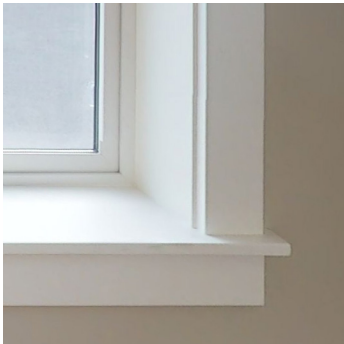


MIX & MATCH!
Can be anywhere as accent walls.

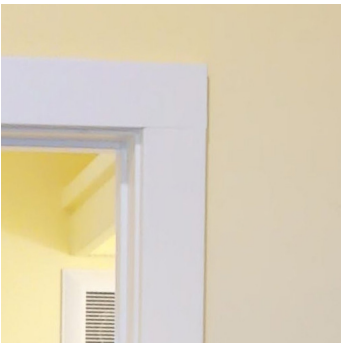
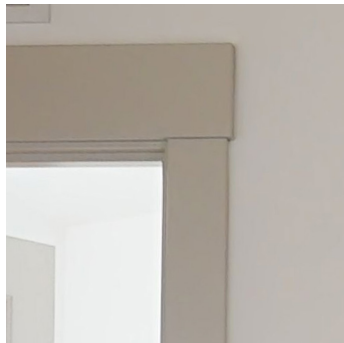
LUXURY VINYL PLANK FLOORING - LVP

				
AKADIA	BLEACHED ELM	CRANTON	FALLONTON	FAUNA
				
FINLEY	LARKIN	PALMILLA	WALNUT WAVES	YORK GRAY

TRIM STYLE - INTERIOR WINDOWS & DOORS

	
STANDARD TRIM STYLE (MDF)	DETAILED TRIM STYLE (MDF) Upgrade

TRIM MATERIAL - INTERIOR

		
MDF STANDARD TRIM MATERIAL	MDF DETAILED TRIM MATERIAL Upgrade	PINE - Clear Coat Upgrade (material & style)

SHELL	KITCHEN	APPLIANCES	BATHROOM	UPGRADES	MISC
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INTERIOR DOORS



2-PANEL
Standard



**1-PANEL
CRAFTSMAN**
Upgrade



**3-PANEL
CRAFTSMEN**
Upgrade

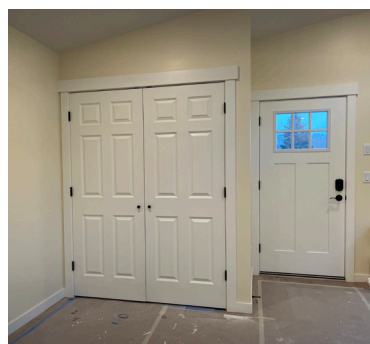
All doors available in
solid core

CLOSET OPTIONS



PANELED BARN DOOR
Upgrade

Works great to cover the washer and dryer in
some models.
Style will match your other interior doors.



Our closets have a shelf and rod for hanging clothes and storage. In most models, the washer/dryer and water heater occupy closet space. Want those utilities in their own closet?! A common change is removing the 2nd bedroom in the model E to create a larger living room/kitchen area and moving those utilities to a utility closet, as shown above. We could also make the washer/dryer side-by-side in that modified floor plan instead of stacked. So many options!

CEILING & VENTING

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. You can add additional ceiling fans to any other room.



CEILING FINISH - SHEETROCK

Standard Option in all models except Upgrade for model B



CEILING FINISH - PINE TONGUE & GROOVE

Upgrade for all other models Standard Ceiling Finish in B

RIDGE BEAM - MODELS I & J

Our standard finish for the center beam is wrapped in wood, either fir or pine, This offers a nice accent piece and conversation starter. Covering it with drywall would be the upgrade.



FIR WRAPPED - STAIN
Standard



PINE WRAPPED
Upgrade
*Upgrade Pine T&G Ceiling



DRYWALL WRAPPED
Upgrade

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

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.



MODEL J

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

B Cabinets with Crown Molding
Premium quality Gray Shaker style cabinets with soft-close feature.



C Undermount Single-Bowl Sink
Sleek design that doesn't leave water all over the counter.

D Under Cabinet Lights
Adds a nice detail accent for a soft glow.

KITCHEN LAYOUTS & CABINETS



WHITE SHAKER CABINETS

Standard

Standard L-shaped Layout and 30" Upper Cabinets

**Whirlpool Appliance Package offered by Wolf*



WHITE SHAKER CABINETS

Standard

Single Wall Layout - Upgrade Option

**Whirlpool Appliance Package offered by Wolf*



PREMIUM WHITE CABINETS

Upgrade

Island Layout - Upgrade Option



PREMIUM WHITE CABINETS

L-shaped Standard Layout Model J

36" Upper Cabinets - Upgrade Option

Optional Island Model J



PREMIUM GRAY CABINETS

L-shaped Layout

**Customer added backsplash after delivery*



PREMIUM LIGHT GRAY CABINETS

L-shaped Standard Layout

36" Upper Cabinets - Upgrade Option



PREMIUM CABINET OPTIONS

Oxford Toffee and Cinder

Options may change from time to time.

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

CABINET COLORS & STYLES

STANDARD OPTION



WHITE*

PREMIUM OPTION SHAKER CABINETS



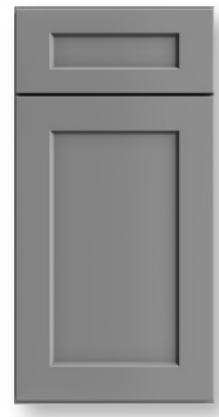
WHITE*



ANTIQUE WHITE*



DOVE*



GREY*



IVY*



NAVY*



BLACK*



HONEY*

PREMIUM OPTION OXFORD CABINETS



WHITE



SAGE*



MIST



TOFFEE*

PREMIUM OPTION HAVEN CABINETS



DUNE



EMBER

PREMIUM OPTION HAVEN CABINETS



ANTIQU
WHITE



SADDLE

Additional colors & styles available, Contact your sales associate to learn more.

*- Sample available in showroom

SHELL

KITCHEN

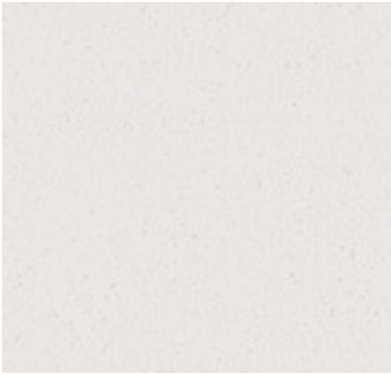
APPLIANCES

BATHROOM

UPGRADES

MISC

STANDARD COUNTERTOPS



**FROST WHITE
QUARTZ**



**SIMPLY GREY
QUARTZ**

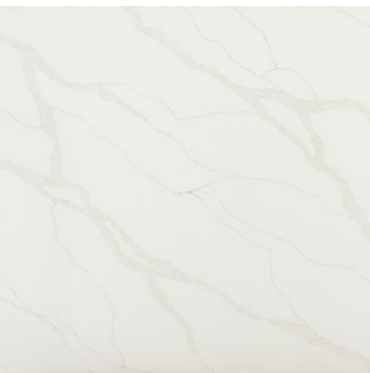
UPGRADED PREMIUM COUNTERTOPS



**CARRARA MIST
QUARTZ**



**CARRARA DELPHI
QUARTZ**



**CALACATTA ELYSIO
QUARTZ**



**CALACATTA IDILLIO
QUARTZ**



**NERO MIST HONED
GRANITE**

STANDARD CABINET KNOB



UPGRADE CABINET HANDLE



SHELL	KITCHEN	APPLIANCES	BATHROOM	UPGRADES	MISC
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KITCHEN SINKS



DROP-IN 2 BOWL
Standard



DROP-IN 1 BOWL
Standard



**UNDERMOUNT
1 BOWL**
Upgrade



**UNDERMOUNT
2 BOWL**
Upgrade

KITCHEN FAUCETS



PULL DOWN
Brushed Nickel
Standard



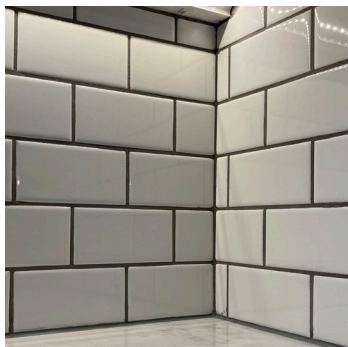
PULL DOWN
Black Finish
Upgrade

BACKSPLASH All options are an Upgrade. Tile sizes may change periodically.



WHITE SUBWAY TILE - 6" HEIGHT

Grout can be white, bone, or gray



WHITE SUBWAY TILE - FULL HEIGHT

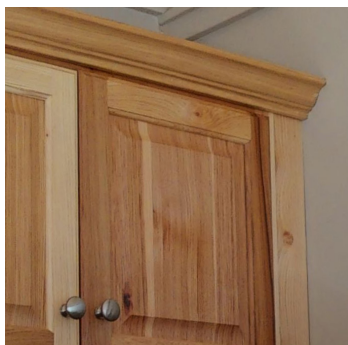


6" BACKSPLASH TO MATCH COUNTER

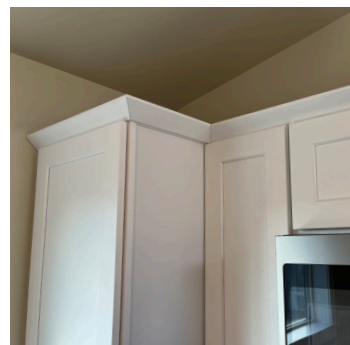
CROWN MOLDING - CABINET UPGRADE Upgrade



WITHOUT CROWN MOLDING



WITH CROWN MOLDING



WITH CROWN MOLDING

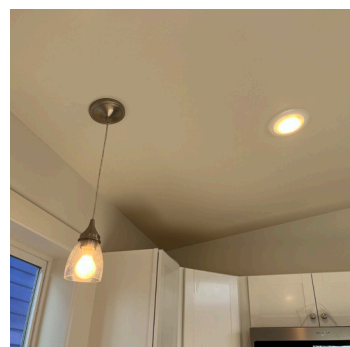
KITCHEN LIGHTING Standard



DISC LIGHTS



PENDANT



EXAMPLE - Ceiling with overhead disk light and pendant light.

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

KITCHEN ISLANDS

We have several different options for kitchen islands, depending on the model. Islands are designed to maximize functionality—providing extra cabinet storage, generous countertop space, and convenient seating. In some layouts, the island can even replace a traditional dining table, creating more room for other furniture and enhancing the flow of your living space. All islands are an upgrade except in the model I where it comes standard.



**KITCHEN ISLAND UPGRADE
(MODEL E & F)**



**KITCHEN ISLAND UPGRADE
(MODEL J & L)**



**KITCHEN ISLAND STANDARD
(MODEL I)**

SHELL	KITCHEN	APPLIANCES	BATHROOM	UPGRADES	MISC
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APPLIANCES

We offer appliances at an additional costs to the house price. You can purchase the entire appliace 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!



MODEL F

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

B **Stainless Oven**
Flat top allows for easy cleaning



C Stainless Microhood
Microwave with built in hood fan

D Stainless Refrigerator
Stainless finish gives your basic fridge an upgrade

E Full Height Installed Backsplash
We have 3 backsplash options to choose from as an upgrade

REFRIGERATOR



STAINLESS TOP FREEZER

- 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

DISHWASHER



STAINLESS 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

RANGE



STAINLESS ELECTRIC RANGE

- Whirlpool 30" Stainless Steel with Thermal 29.88"W x 36"H x 27.75"D
- 4 Cooktop Elements
- 5.3 cu ft.
- No Preheat mode
- 2 oven racks with 5 possible positions adjust to suit your baking needs
- Glass surface top
- Lower storage drawer
- Delay bake/delay start, oven light, safety lock, indicator lights heating element on/hot surface

HOOD FAN



STAINLESS MICROHOOD
(Microwave/Hood Combo) Standard Option



RANGE HOOD ONLY
Alternative Option - No microwave

- 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.

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

WASHER & DRYER



HIGH-END STACKED FRONTLOAD - ELECTRIC

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

	House Only	HELOC	Home & Land (Conventional)	USDA	VA	Refi	FHA	Location Specific
Cornerstone		Y	Y	Y		Y		
Banner Bank		Y	Y	Y	Y	Y		
US Bank	Y	Y	Y	Y	Y	Y	Y	
Evergreen Mortgage	Y	Y	Y	Y	Y	Y	Y	

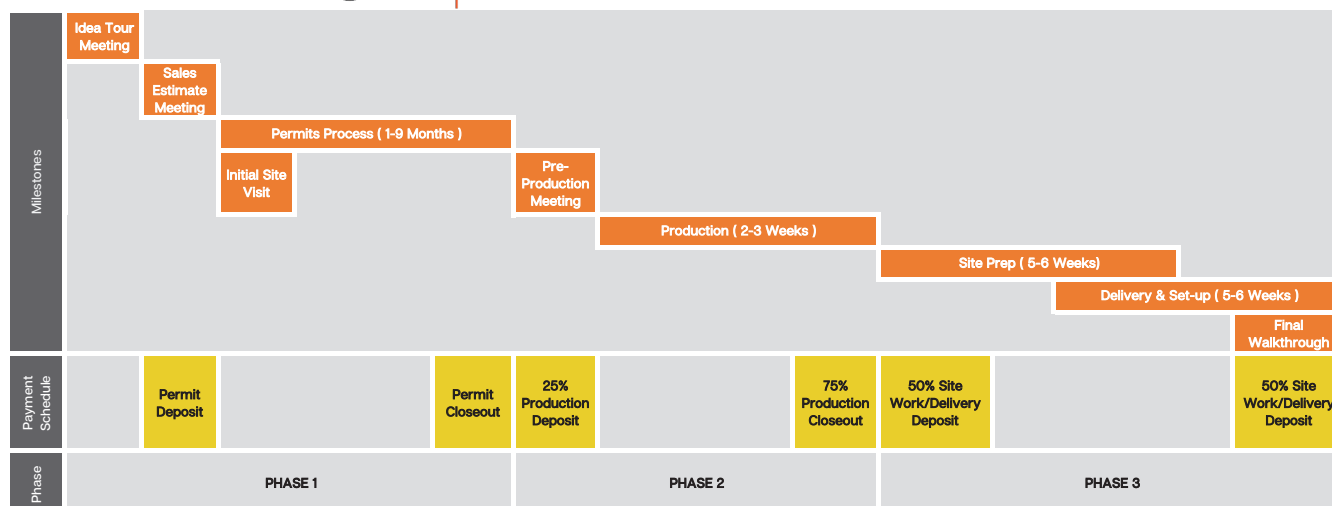
- Cornerstone Home Lending - Dan Huegel, Sr. Loan Officer | NMLS 583035
 - Cell: 360-606-6744 | Office: 360-719-1809
 - dhuegel@houseloan.com
 - www.houseloan.com/danhuegel/
- Banner Bank – Terri Montana, Residential Loan Officer | NMLS 507145
 - Cell: 360-914-0002
 - tmontana@bannerbank.com
 - 15129 Main St, Suite C-101 • Mill Creek, WA 98012
- US Bank – Susan Stotler, Sr. Loan Officer, Construction Loan Originator | NMLS 264308
 - Cell: 760-207-3733
 - Susan.stotler@usbank.com
- Evergreen Mortgage – Jaime Fritzsche, Sr. Loan Office | NMLS 1030946
 - Cell: 541-223-2813
 - jfritzsche@evergreenhomesloans.com

PAYMENT STRUCTURE

Our payment process is straight forward - 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.

WOLF INDUSTRIES Customer Flow Chart



SHELL

KITCHEN

APPLIANCES

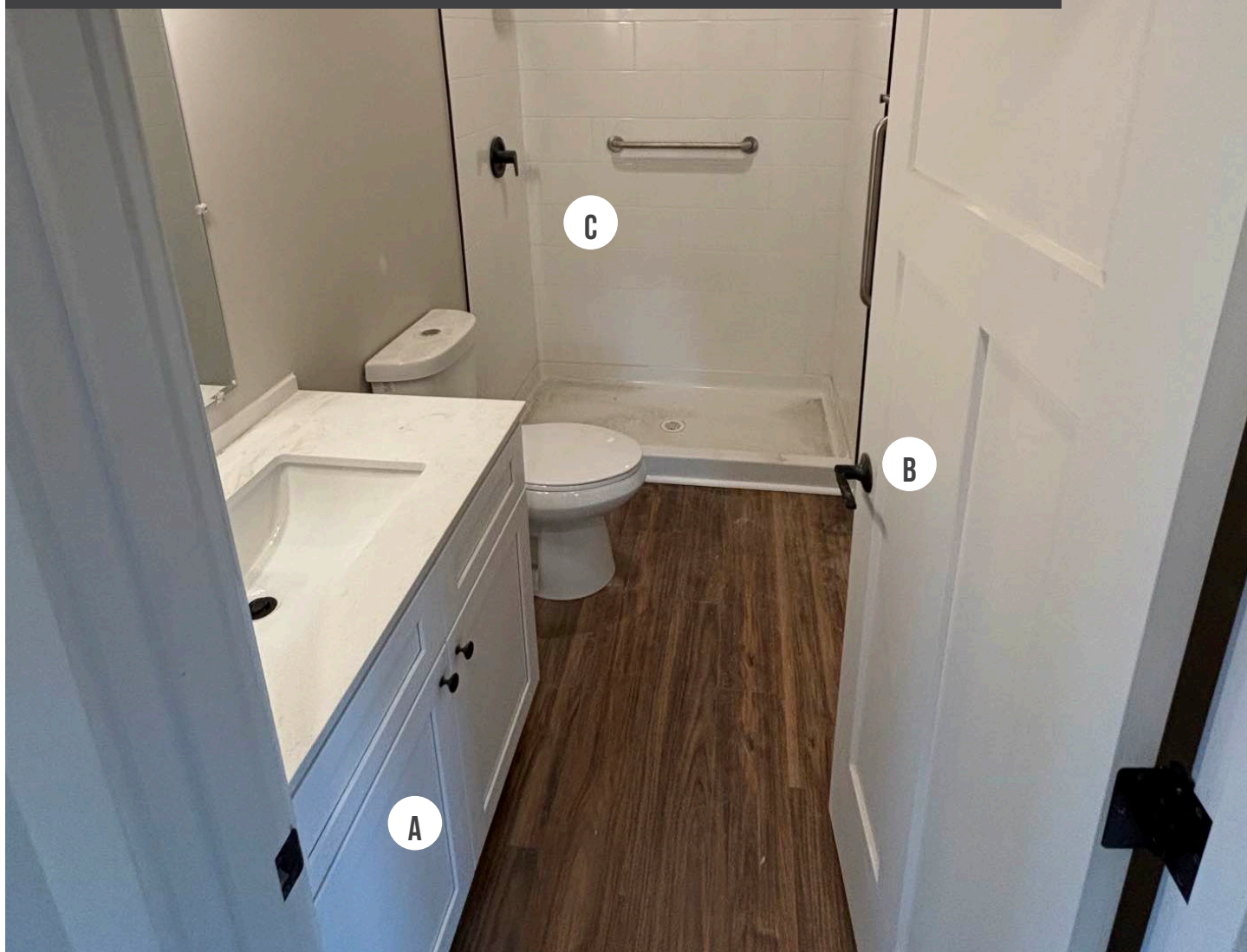
BATHROOM

UPGRADES

MISC

BATHROOM

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 Vanity
Give your bathroom a clean, sleek, modern feel with this vanity.
Standard

B Black Finish Hardware
This option looks so sharp and modern in the bathroom.
Upgrade

C Tile Shower
Acrylic floor pan and walls tiled with 6"x24" large tiles
Upgrade

BATHROOM VANITIES



**STANDARD STYLE
(MODEL B, K)**



**STANDARD STYLE
(MODEL E, F, J, L)
(I - 2ND BATH ONLY)**

SHELL	KITCHEN	APPLIANCES	BATHROOM	UPGRADES	MISC
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BATHROOM VANITIES CONT'D

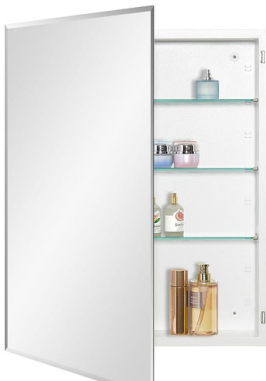


**STANDARD STYLE - DOUBLE VANITY
(MODEL I MAIN BATHROOM)**

PICTURES COMING SOON!

**STANDARD STYLE - DOUBLE VANITY
(MODEL L MAIN BATHROOM)**

BATHROOM ADDITIONAL UPGRADES



MEDICINE CABINET



GRAB BARS

SHOWERS & TUBS



TUB/SHOWER COMBO
Standard



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



WALK-IN SHOWER WITH DOORS
Upgrade



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

Depending on supply availability, tubs/showers and doors may vary slightly from pictures.

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

DECKS, PORCHES, & RAMPS

We offer 4 different deck sizes. All are an additional cost.

- 3' x 3' minimum required per code for final occupancy
- 3' x 6'
- 8' x 10' deck and/or Shed covered porch (with Shed roof house)
- 8' x 10' deck and/or Gable covered porch (with Gable roof house)
- 6' x 14' Shed covered porch or extension (on 14' end entry only)

You choose which one to add to your house!



3' X 3' DECK Standard



3' X 3' DECK W/RAMP



3' X 3' DECK W/RAILING



3' X 6' DECK

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.



DECK LEDGER EXAMPLE

DECKS, PORCHES, & RAMPS CONTINUED



**8' X 10' SHED
COVERED PORCH**



**8' X 10' GABLE
COVERED PORCH**



**6' X 14' SHED ROOF
EXTENSION - OPEN**



**6' X 14' SHED ROOF EXTENSION -
ENCLOSED**



6' X 14' SHED COVERED PORCH

SHELL

KITCHEN

APPLIANCES

BATHROOM

UPGRADES

MISC

All of the following items are available as “one-off” upgrades or add-ons. Prices can be determined during your pricing and contract meeting.

- UNDER CABINET LIGHTING
- EXTRA LAMP SWITCH BY BED
- ADD SOFFIT LIGHTS TO OVERHANGS ON MODEL E/F
- ADD CEILING FAN (1 standard in Living/Kitchen)
- ADD DISK CAN LIGHTS
- ADD FLOOD LIGHTS
- ADD HOT TUB CIRCUIT
- ADD OUTLET LOCATION - INTERIOR/EXTERIOR
- ADD DIMMER SWITCH
- REMOVE BEDROOM WALL
- REFRIGERATOR WATER SUPPLY
- MEDICINE CABINET
- ICE MAKER KIT
- WELL HOUSE
- ADD STORM DOOR
- USB OUTLET
- INCREASED SNOWLOAD IF NEEDED
- ADD WINDOWS
- CUSTOM STAIRS OR RAMP
- EXTERIOR HOSE BIB (Cold Only or/and Hot/Cold option)
- GRAB BARS
- GARBAGE DISPOSAL
- ADD EXTERIOR DOOR (Single or French)
- ADD SLIDING DOOR
- ADD EXTERIOR OUTLET (2 included standard)
- REMOVE CLOSET IN BEDROOM
- MIRROR IMAGE FLOOR PLAN OF ANY MODEL
- ADD ADDITIONAL WALL HEATER
- ADD WINDOW IN BATHROOM
- FIRE SPRINKLER SYSTEM IF REQUIRED
- RV PANEL
- DOOR AWNING
- MED
-

ADD-ON & UPGRADES EXAMPLES



STORM DOOR



HOT/COLD
HOSE BIB



WELL PUMP HOUSE



BEDSIDE SCONCES
Gooseneck

SHELL	KITCHEN	APPLIANCES	BATHROOM	TECHNOLOGY	MISC
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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 increases our standard HVAC to a cold climate heat pump with a rating of up to -15°, adds a base pan heater to the condensor unit on the outside of your home, increases the foam insulation in your ceiling from 3" to 4" depth, and adds an additional electric resistance wall heater by the front door.

If you upgrade to a metal roof, we also add vent guards

COASTAL PACKAGE

Coastal environments may require additional protection against corrosion, moisture, and salt exposure. Our coastal package includes stainless steel flashing above window trim, door trim, and ledger boards in place of our standard painted steel flashing. It also includes wood rake trim in place of T-metal flashing at gables, hot-dipped galvanized nails for siding and roofing in place of standard nails, an interior electrical panel in place of the standard exterior panel, plastic roof vents in place of metal, and plastic flashings for roof penetrations in place of metal.

Additional considerations: Metal roofing is not recommended within approximately 2,000 feet of the ocean.



**WOLF
INDUSTRIES
THREE CORE
VALUES:**

Solution Seeking

Own It

Positive Attitude