

Attachment 8.01a - Building Maintenance



Wolf Industries, Inc
607 SE Eaton Blvd.
Battle Ground, WA 98604

Phone: (360) 360-912-9519
Website: wolfind.com

WA State Contractor's #: WOLFIII921BD
OR State CCB #: 184044

Building Maintenance Manual

Congratulations on your new Wolf Industries Home! To ensure that you can enjoy your home for many years to come, we have prepared this comprehensive maintenance manual. This guide will provide you with valuable information and tips on how to properly care for and maintain your home.

1. Exterior Maintenance:

- Regularly inspect the exterior of your home for any signs of damage, such as cracks, leaks, or loose siding.
- Clean the exterior surfaces periodically using a mild detergent and a soft brush or sponge.
- Check and maintain the condition of doors, windows, and their seals to ensure proper insulation and weatherproofing.
- Trim any overhanging branches or foliage that may come into contact with your home.

2. Roof Maintenance:

- Inspect the roof at least twice a year, especially after harsh weather conditions.
- Clear any debris, leaves, or branches from the roof and gutters.
- Check for any loose or damaged shingles, and repair or replace them as necessary.
- Ensure that the roof flashing is intact and properly sealed.

3. Plumbing Maintenance:

- Regularly check for leaks in the plumbing system, including faucets, pipes, and connections.
- Insulate exposed pipes to prevent freezing during cold weather.
- Clean and maintain drains to prevent clogging.
- If you notice any plumbing issues, contact a professional plumber to avoid potential damage.

4. Electrical Maintenance:

- Periodically inspect the electrical system for loose or damaged wiring.
- Test smoke detectors and carbon monoxide alarms regularly, and replace batteries as needed.
- Avoid overloading electrical circuits by using power strips and surge protectors.
- If you encounter any electrical problems, consult a licensed electrician for assistance.

5. HVAC System Maintenance:

- Clean or replace HVAC filters regularly to ensure proper airflow and system efficiency.
- Schedule annual maintenance checks for your heating and cooling systems.
- Keep the area around the HVAC unit clear of debris and vegetation.
- If you experience any issues with your HVAC system, contact a qualified technician.



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6. Interior Maintenance:

- Clean and dust surfaces regularly using appropriate cleaning products.
- Inspect and maintain the condition of doors, windows, and their seals.
- Ensure proper ventilation and use exhaust fans in high-moisture areas, like the bathroom.
- Address any signs of mold or mildew promptly to prevent further growth. With the small space in your home we highly recommend using a dehumidifier.

7. Energy Efficiency:

- Use window coverings to regulate temperature and reduce heat gain or loss.
- Consider adding insulation to improve energy efficiency.
- Monitor energy usage and make adjustments to reduce waste.

8. General Tips:

- Keep a record of any maintenance and repairs performed on your home.
- Maintain a safe and clean environment by regularly decluttering and organizing your space.
- Familiarize yourself with the manufacturer's warranty and follow any specific instructions provided.

Remember, proper maintenance is key to preserving the longevity and functionality of your home. By following these guidelines, you can ensure that your Wolf Industries Home remains a cozy and comfortable place to live. If you have any specific questions or concerns, don't hesitate to contact our customer support team. Enjoy your new home!