



Your Log Home Maintenance Checklist

Keeping your dream home in tip top condition can be overwhelming. Putting off maintenance can lead to more time and money spent in the end on costly repairs.

That's why we put together this handy-dandy checklist—to save you time and money. Check your home in the Spring and Fall to keep your dream home dreamy.

Tools You'll Need

- ✓ A rough sketch of your home, label the cardinal directions, and label your spaces, i.e. garage
- ✓ Blue painter's tape to mark attention areas
- ✓ Camera, take pictures of areas you have questions about
- ✓ This checklist

What to Look For

Start from the top and work your way down. Below is a list of items to look for and mark. Contact a professional if you're not sure of the extent of any damage or contact us for a list of resources.

One or two weekends a year should do the trick if you're doing routine maintenance. Block out time on your calendar ahead of time and set an alert for the week ahead. When done, kick back, relax and know you saved your future self some hard work, sweat, and cash.

Roof

- Loose, shifting or cracked shingles, shakes or tiles
- Loose/raised nails
- Loose or warped flashing between chimney & roof
- Cracks or leaks at roof penetrations (vents, skylights, etc.)
- Signs of ice dams (more common with cathedral ceilings, tongue & groove ceilings, & poorly insulated attics)
- Leaky gutters or downspouts
- Full or clogged gutters or downspouts
- Exposed rafters & water damage
- Missing or depleted borate rods, (if so, find out where the water is coming from to cause this)
- Stain erosion

Eaves

- Insect or other critter infiltration (bats love to hide in the attic)
- Water staining on tongue & groove porch ceilings
- Cracks between roof & walls
- Fascia & soffit
- Damaged stain
- Soft wood

Chimney

- Cracked mortar or flue pipe
- Cracks between chimney & the roof
- Cracks between chimney & the walls
- Bird nests & other obstructions (don't move any wildlife until you've contacted local animal control)
- Efflorescence (white, powdery stains, a sign of moisture infiltration)
- Plants growing inside or out (sign of moisture infiltration)

Windows & Doors

- Sills: is proper drainage still in place?
- Missing or damaged weather stripping
- Flashing intact above windows, doors, wall projections, intersections
- Borate rods:
 - Install new ones where needed, & check to see if any existing ones need replaced
- Trim: what condition is it in?
 - Damage
 - Discoloration

Maintenance questions? Contact us today.
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Walls

- Cracked caulk or chinking:
 - Around windows
 - Around doors
 - Around wall penetrations (fans, exhaust pipes, etc.)
 - In checks/cracks
 - Between log courses
- Cracks in brick, stone, or stucco surfaces
- Efflorescence
- New or widening cracks in logs or wood
 - ¼" wide or more = needs caulk
 - Less than ¼" wide = needs stain
- Popped knots
- Insect infiltration
- Early signs of rot:
 - Water staining
 - Soft wood
 - Mold/mildew
- Items stacked against the wall that should be moved (wood piles, leaves, furniture, etc.)
- Stain issues:
 - Erosion
 - Discoloration, some darkening is normal, (fading should be marked)
 - Difference in sheen
 - Shedding or beading water — is the surface still repelling water?
 - Peeling or flaking
- Sprinklers: make sure they're not hitting the walls
- Spigots: are connections between hose & spigot tight so they're not spraying the walls?
- Damage from splash back near:
 - Leaky gutters & downspouts
 - Ground to wall
- Borate rods:
 - Install new ones where needed, & check to see if any existing ones need replaced
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Railings

- Stain erosion, peeling or discoloration
- Mold or mildew
- New checks

- Are spindle weep holes open & still draining water?
- Safety check, are all spindles tight?

Decks

- Loose deck planks
- Exposed or popped nail heads
- Proper drainage from deck to ground – is it in place?
- Stain issues:
 - Peeling or erosion
 - Cracked or flaking wood
 - Discoloration
 - Mold or mildew

Foundation

- Cracks between foundation & walls
 - Efflorescence
- Cracks in foundation (including in stone or brick fascia)

Patio & On the Ground

- Proper drainage from ground away from the home
- Cracked concrete in patio, driveway, side walk, garage floor, etc.
- Pot holes & spalling concrete

Landscaping

- Are bushes or plants at least 18" away from wood walls?
- Tree canopy: Cut it back or monitor to control pollen, insects, moisture dripping, etc.

Miscellaneous Notes
