



Log Home

MAINTENANCE CHECKLIST

When To Perform Maintenance Checks

Spring: Look for winter damage from sitting snow, freezing water, chimney use, etc. and ready the home for hot summer temperatures and UV exposure.

Fall: Look for summer damage from driving rains, high temperatures, and summer bugs and ready the home for cold winter temperatures.

Tools of a Good Maintenance Check

1. A rough sketch of the walls of the home, labeled North, South, East, West, garage, etc., with space to note maintenance needs on each side.
2. Blue painter's tape to mark locations needing maintenance (and easily relocate them later).
3. Digital camera or phone camera to take pictures of areas where you might have questions or want to discuss further with the homeowner.
4. This Maintenance Checklist. Once you know what needs to be maintained, it is easier to put together a plan of attack to get the necessary work done in the least amount of time. It will also help you be prepared with the right tools and products when you go back to do the repairs. Use products made for the specific application.



INSPECTION CHECKLIST

One or two weekends a year should do the trick if you're doing routine maintenance. Your best bet is to be prepared to do the work ahead of time, schedule it on your calendar, and keep some good food around to keep you fueled throughout. Then, kick back and enjoy your (not-so-hard) work.

Roof:

Look for and mark:

- Loose, shifting or cracked shingles, shakes or tiles
- Loose/raised nails
- Loose or warped flashing between chimney and 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/downspouts
- Full or clogged gutters/downspouts
- Exposed rafters:
 - Water damage
 - Missing or depleted borate rods (and if so, find out where the water is coming from to cause this)
 - Stain erosion

Contact a professional if you're not sure of the extent of any damage.
Contact us for resources.

Chimney:

Look for and mark:

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

Eaves:

Look for and mark:

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

Walls:

Look for and mark:

- 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/widening cracks in logs/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
 - Erosion
 - Discoloration - Some darkening is normal. Fading should be marked.
 - Difference in sheen
 - Shedding/beading water - Is the surface still repelling water?
 - Peeling/flaking
- Sprinklers - Make sure they're not hitting the walls.
- Spigots - Are connections between hose and spigot tight so they're not spraying the walls?
- Damage from splash back near
 - Leaky gutters and downspouts
 - Ground to wall
- Windows and doors:
 - Sills - Is proper drainage still in place?
 - Missing or damaged weather stripping
- Flashing intact above windows, doors, wall projections, intersections
- Borate rods:
 - Need to install new ones?
 - Check to see if those present need replacing

Foundations, Decks, Railings & Patios:

Look for and mark:

Foundation

- Cracks between foundation and walls
- Efflorescence
- Cracks in foundation (including in stone/brick fascia)

Contact a professional foundation specialist if you're not sure of the extent of any damage. Contact us for resources.

Deck/Railings

- Railing system:
 - Stain erosion, peeling or discoloration
 - Mold/mildew
 - New checks
 - Are spindle weep holes open and still draining water?
 - Safety check - Are all spindles tight?
- Loose planks
- Exposed or popped nail heads
- Proper drainage from deck to ground - Is it in place? Is it in good shape?
- Deck stain:
 - Erosion
 - Discoloration
 - Peeling
 - Mold/mildew

Patio/Ground

- Proper drainage from ground away from the home
- Cracked concrete in patio, driveway, side walk, garage floor, etc.
- Pot holes and spalling concrete
- Landscaping:
 - Bushes at least 18" away from wood walls
 - No natural materials in direct contact with wood walls
 - Tree canopy - Is it cut back and/or monitored to control pollen, insects, moisture dripping, etc.?