



The “Handcrafted” Log Home Building Journey Tamarack Log and Timber Homes Inc 304-269-4344

Your home is one of the biggest investments you will ever make.
Building a dream log home isn't any different than building any other type home.
It involves good planning, needs and desires.

1. **Choosing a Log Home Builder** – Things to consider: The Builder's level of experience. It's important to ensure you have a quality log home. Invest your homebuilding dollars in construction materials that will bear the test of time. Quality is always more important than quantity when investing in your dream log home. An experienced log home builder understands and appreciates log construction from the sketch on a napkin stage to completion and the maintenance required for the chosen design. Up-grades should not be necessary for a quality log home.
2. **Wants and Must Haves** - Gather your clippings to determine must haves' and wants for your new home. This will help you and the log builder realistically achieve your dream log home. The most economic log home is one you can afford to live in for many years to come.
3. **Plan a visit** – Visit your log home builder early in the planning stage. The Log Builder typically crafts your log home in his/her building yard during the winter months and makes deliveries in spring, summer and fall. This is to avoid additional charges for winter delivery. Take your “Must Have and Wants” list, clipping, design ideas and photos of your property.
 - a. Things to Discuss: Roof overhang, roofline, distance of log work from the ground, shrinkage, maintenance, etc.
4. **Choosing a desirable design** - Once your log home builder has an idea of your needs and desires he/she can better help with choosing a desirable plan that is suitable for your location, lifestyle, budget and future maintenance. Choosing the square footage: size, plan for the future i.e. retirement, growing family, second home, guesthouse, etc.
 - a. Things to consider: Home Owners Association requirements, Local Ordinances, Local Building codes, etc.
5. **Check references** – Contact and if possible visit the log builder's previously built homes. Past clients are the builder's reputation. Model homes are just that, only what the company “wants you to see”.
6. **Start the building process** – Once your drawings are complete your log home builder can start the building process. A quality log home takes many hours for the craftsmen to complete and prepare for shipping.
7. **Choosing doors and windows** – The log home builder will arrange a meeting or phone call to discuss the doors and windows. The experienced builder will guide you as to the appropriate size for the given location. Location consideration is very important in log home construction. After you approve the door and window schedule your log home builder will cut and spline the door and window openings in the log work.
8. **Planning the electrical layout** – The log home builder will arrange a meeting or phone call to discuss the electrical layout. After you approve the electrical layout your log builder will cut and pre-drill for the electrical in the log work.



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Building Fine Quality Handcrafted Log Homes

We know how important your goals are to have the finest log home.

9. Find a General Contractor

- a. Choosing a local general contractor will be more cost effective.
- b. Ask local homeowners in the area for general contractor names.
- c. Get references and talk to previous clients.
- d. Look at the general contractor’s work for quality workmanship.

10. Managing your cost - Money saving tips:

- a. Build with quality materials to avoid excessive utility costs, expensive replacement and/or future maintenance costs. A quality structure will require less maintenance than one of lesser quality.
- b. Design your home to minimize waste materials in both the crafting of your log home shell and the finishing.
- c. Design has an impact on the cost of your log shell and the finishing. i.e. the number of corners, complex roof system, irregular shapes, etc.
- d. Avoid excessive or unnecessary square footage.
- e. Roof overhangs, roof line, distance log work should be from the ground and shrinkage to name a few items are not the place to cut costs. Poor quality and neglect during the building process will increase the maintenance and shorten the life of the home.
- f. Have a budget worksheet and review it often to avoid overspending. Keep accurate records of spending and future costs necessary to complete your log home.
- g. Avoid change orders.
- h. Get the extra’s later i.e., expensive lighting, custom doors, finished bonus/recreation room, hot tub, swimming pool, alarm system, professional landscaping, etc. All are “wants” but aren’t necessary to having a quality log home or to occupy your home.
- i. Are there things you can do yourself? i.e. run errands, painting, wall paper, clean up, landscaping, etc.
- j. Site planning for tomorrow: passive solar to reduce energy consumption / maintenance costs of your log home.

11. Turn-key and Finishing Budget

- a. Be realistic about the cost of finish materials. The choices are endless and can range in price by a few dollars to thousands. Use quality materials and avoid the bells and whistles.
- b. Turnkey costs vary given your building location. To avoid unnecessary or expensive surprises the best advice for a turnkey price will come from a quality general contractor.
- c. Review your budget often to avoid overspending.

12. Customer Service

If the general contractor or I need technical support will the actual builder of my log home be available?

Can I count on the Log Home Builder?

- a. To give me good finishing advice.
- b. To give me good maintenance advice years after my home is complete.
- c. To exceed my expectations of my dream log home.
- d. To call me, just to keep in touch 5 years or more after my home is finished.