

Log Home New Construction & MAINTENANCE BUDGET WORKSHEET

Build the dream. Budget to protect it.

Countertops. Cabinets. Appliances. Fireplaces. Flooring. Lighting. When you're building a home, it's easy to budget for the things you can see. But don't let the beautiful stuff eat the budget needed to protect the actual logs.

Use this worksheet to make sure the money isn't all gone by the time you get to the part that protects the home.

Before You Build

Get the staining and caulking costs on the radar early.

Talk with your builder, log supplier and/or qualified log-home finishing professional early in the process.



Initial Staining and Caulking Budget

	Expense	Estimated Cost	Actual Cost
	Surface preparation / cleaning	\$ _____	\$ _____
	Stain / finish system	\$ _____	\$ _____
	Chinking / sealants	\$ _____	\$ _____
	Log-end protection / other wood protection	\$ _____	\$ _____
	Labor / professional application	\$ _____	\$ _____
	Equipment / access	\$ _____	\$ _____
	Other project-specific needs	\$ _____	\$ _____
	TOTAL INITIAL STAIN & CAULKING FINISHING COST	\$ _____	\$ _____

Before You Approve the Quote

- ☐ I know what surface preparation is included.
- ☐ I know which products/system are being specified.
- ☐ I know how many coats are included.
- ☐ I know what chinking and sealant work is included.
- ☐ I know whether labor is included.
- ☐ I know what is not included.
- ☐ I understand what additional preparation or repairs could increase the cost.
- ☐ I have compared quotes based on the same scope of work, not just the bottom-line price.
- ☐ I understand the manufacturer's maintenance recommendations for the system being used.

Your Log Home Maintenance Fund

Start saving before you need to spend.

Our best advice is to set up a dedicated Log Home Maintenance Fund. Maintenance expenses ARE coming, but they don't have to be a surprise. Plan ahead, stash some money away, and save the aspirin for something else.

Ongoing Expense	Planned Annual Amount
Routine inspection / professional evaluation	\$ _____
Cleaning / wash products or service	\$ _____
Stain / finish maintenance	\$ _____
Chinking / caulking / sealant repairs	\$ _____
Checks / cracks / log-end repairs	\$ _____
Gutters / drainage / vegetation management	\$ _____
Other exterior maintenance	\$ _____
TOTAL ANNUAL MAINTENANCE FUND	\$ _____

My monthly maintenance savings goal: \$ _____ / month

My annual maintenance savings goal: \$ _____ / year

Your Spring and Fall Log Home Check

Regular inspection is one of the best ways to catch small problems before they become big ones. Walk around your home and look closely.

ROOF & WATER

- ☐ Roof and dormers
- ☐ Gutters
- ☐ Downspouts
- ☐ Water draining away from the house
- ☐ Areas where water may be splashing onto the logs
- ☐ Sprinklers or other water sources hitting the home

Your Spring and Fall Log Home Check

LOGS & FINISH

- ☐ Finish condition
- ☐ Fading or excessive wear
- ☐ Peeling or flaking
- ☐ Discoloration
- ☐ New checks or cracks
- ☐ Soft or deteriorating wood
- ☐ Signs of insects
- ☐ Exposed log ends

CHINKING & SEALANTS

- ☐ Cracks or separation
- ☐ Failed or damaged chinking
- ☐ Failed caulking around windows and doors
- ☐ Gaps where water or air could enter

AROUND THE HOME

- ☐ Trees and branches
- ☐ Shrubs and vegetation touching the home
- ☐ Decks and other structures
- ☐ Windows and doors
- ☐ Areas that stay damp
- ☐ Any changes since the last inspection

Your “Fix it Before it Gets Big” List

Not everything needs to be fixed today. But **everything you notice should be tracked**. Use this space to record things you find during your inspections.

What I Found	Where?	Priority	Estimated Cost
_____	_____	☐ Now ☐ Soon ☐ Watch	\$ _____
_____	_____	☐ Now ☐ Soon ☐ Watch	\$ _____
_____	_____	☐ Now ☐ Soon ☐ Watch	\$ _____
_____	_____	☐ Now ☐ Soon ☐ Watch	\$ _____
_____	_____	☐ Now ☐ Soon ☐ Watch	\$ _____

My next maintenance project: _____

Estimated cost: \$ _____

I plan to address it by: _____

REMEMBER: The cheapest option isn’t always the least expensive option.

Budget for the home you’re going to own, not just the home you’re going to build.

Build the dream. Budget to protect it.
Keep it in the Easy Zone.

