

Montana Log Home

Maintenance Checklist

DKS Log Home Restoration

dksozeman.com

(406) 333-1832

Your log home is a significant investment. This checklist helps you know what to look for throughout the year — so you can catch early warning signs and contact us before small issues become costly ones. When in doubt, call. That's what we're here for.

■ SPRING — What to Look For

April – May

- Walk the full exterior of your home and take note of anything that looks different from last year.
South and west walls take the most sun. These faces typically show wear first.
- Look for any logs that appear darker, stained, or discolored in ways that seem unusual.
Discoloration can be an early sign of moisture getting into the wood.
- Look at the chinking and caulking between logs — notice if anything appears cracked, gapped, or separated.
Even a small gap is an entry point for water and insects.
- Look at the lower logs and logs closest to the ground for any visible changes in color or texture.
These areas are most exposed to ground moisture. If anything looks off, let us know.
- Look at your roof overhangs, gutters, and downspouts — does water appear to be draining away from the home?
Water pooling near the base of log walls is one of the most common causes of long-term damage.
- Notice whether water soaks into the log surface or beads off when it rains.
If water is absorbing into the logs rather than running off, the protective finish may need attention.
- Look for any small holes, sawdust-like material near logs, or areas that look like they have been disturbed.
These can be signs of wood-boring insects. Early detection makes a significant difference.
- If your spring inspection raises concerns, reach out to DKS — but keep in mind that winter is the best time to book us for the upcoming restoration season.
Our schedule fills early. Contacting us over the winter ensures you get the date you need.

■ SUMMER — What to Monitor

June – August

- Notice if any areas of stain look noticeably lighter or more faded than the rest of the home.
Fading stain means the wood beneath is losing its protection. Sun-facing walls fade fastest.
- Keep an eye on areas around windows, doors, and where different materials meet the logs.
These transition points are common spots for gaps to develop.
- Notice whether any vegetation — bushes, vines, or tall grass — is growing against the log walls.
Plants holding moisture against the logs accelerate wear. Keeping them trimmed back is one of the simplest things a homeowner can do.
- Keep firewood stored away from your log walls and off the ground.
Firewood stacked against the home traps moisture and attracts insects directly against your logs.
- If you notice anything that looks worse since spring, reach out — summer is our busiest season and schedules fill fast.

■ FALL — What to Check Before Winter

September – October

- Do a full walk of the exterior before the first freeze and note anything that looks different.
Issues left unaddressed going into winter are almost always worse by spring.
- Look at the chinking and caulking one more time — anything cracked or separated now will allow moisture to move through freeze-thaw cycles all winter.
Montana winters are hard on any gap in the seal. Fall is the last opportunity to catch this before snow arrives.
- Check whether gutters are clear and water is still routing away from the base of your home.
- Look at the roof line and eaves for anything that could create ice buildup over the walls.
Ice dams can push water behind the finish system on upper logs.
- Check that windows and doors close and seal tightly — drafts inside near log walls can indicate a gap in the exterior.
- Take photos of anything that concerns you and send them to DKS.
A photo takes 30 seconds. It can save you a year of worry — or confirm something needs attention sooner.
- Winter is the best time to contact DKS and get on the schedule for the upcoming restoration season.
Call Megan F. at (406) 333-1832 — we book up well before spring arrives.

■ YEAR-ROUND — Signs to Call Us Right Away

- The stain color on one or more walls looks significantly lighter or has taken on a gray or bare-wood appearance.
Once the wood is exposed, UV damage accelerates quickly. This warrants a call.
- You can visibly see or feel the wood surface has changed texture — rougher, more fibrous, or flaking.
This is a sign the protective film has broken down. Don't wait on this one.
- Any area of a log looks or feels different in a way you can't explain.
Trust your instincts. When something looks wrong on a log home, it often is. We are happy to take a look.
- Chinking or caulking is visibly pulling away, cracking, or missing in multiple spots.
- You feel noticeable drafts near log walls, windows, or doors that weren't there before.
- It has been 5 or more years since the home had a full professional restoration.
- You are buying a log home and want an honest condition assessment before you close.
We provide professional evaluations for buyers. It is one of the best investments you can make before purchasing.

Questions? We're Happy to Help.

Megan F. handles all scheduling and inquiries — Mon–Fri, 9am–5pm MT.

Call (406) 333-1832 · Dksloghome@gmail.com

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