

THE LOG HOME PLANNING GUIDE

“How to Plan & Build the Log Home of Your Dreams”



Presented by Natural Timber Log Homes

Log Home Planning Guide

How to Plan & Build the Log Home of Your Dreams

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Table of Contents

Introduction	4
Imagine for just a moment... ..	4
From American Dream to a Log Home Nightmare?	5
The Secret to a Successful Log Home Project	5
How to Avoid a Log Home Nightmare.....	6
Communication	6
Organization	7
Persistence.....	8
Enthusiasm	8
How this Guide is Organized.....	10
Financing Your Log Home	11
Planning Your Budget.....	11
Know Where You Stand	11
Accept Your Budget Limitations.....	12
Be Willing To Comprise.....	12
Get a Knowledgeable Log Home Lender.....	12
Look for a Log Home Friendly Insurance Agency	13
Understand How Custom Log Homes are Different	14
5 Budget Saving Tips for Log Home Building	17
Designing Your Log Home	19
How to Avoid Mucking it Up.....	19
The Only 5 Tips You'll Ever Need to Design the Log Home of Your Dreams	19
Building & Constructing Your Log Home	23
The Log Home Building Process	23
What a Log Home Package Includes	26
What a Log Home Package Does NOT Include	26
The Responsibilities of the People Involved in the Process	27
Your Log Home Planning Action Checklist	29
How to Accelerate Your Custom Log Home Success.....	30
Select Your Log Home Contractor Wisely	30

Introduction

Imagine for just a moment...

"You are looking out your window, past your landscaper who is busily trimming around the vibrant stands of tulip poplars, oaks and maples that surround your custom log home.



Scattered amidst the mountain laurel and bristling white pines are lush patches of native North Carolina wildflowers.

The skies over the Blue Ridge mountains are a sharp, clear blue. The nearby creek sparks with sunlight as its tumbles downs from one waterfall to another – flowing from towering boulders to gentle stepping stones.

You feel a soft breeze comes drifting in from the valley below bringing the clean and refreshing smells of summer, as you sit down to breakfast on your timber frame deck overlooking the smoky slopes in the distance.

For a moment, you might think you have died and gone to heaven. Yet this mountain paradise – living your dream lifestyle can become a reality!

...

From American Dream to a Log Home Nightmare?

Once upon time there was a nice couple who decided they wanted to build a new home. They had worked hard for years, skimped, saved and invested their money and were now ready to start enjoying all the rewards from all their struggles.

They decided that they wanted to build a handcrafted or custom log home. So they surfed online and visited all the “log home forums” and “review” sites. They even took the time to travel to the log home shows in their area.

They called and spoke to lots and lots of different people, from realtors, to sales reps, to log home contractors & erection companies.

This went on for several years while the couple was deciding on where to put their dream home, what they type of floorplan they liked and what they really wanted in their custom log home.

But after awhile they became more and more confused and overwhelmed with all the information they had gathered and collected.

They became worried that they would met up with some silver-tongued sales devil who would trick them into buying the wrong log home package – after all, they had heard all the log home horror stories.

So the more they looked, the more inundated they became. Eventually this wonderful couple became disheartened and gave up on their American dream - they settled for a nice-looking but ordinary house just like everyone else had.

The Secret to a Successful Log Home Project

Building a custom log home can be an exciting and wonderful adventure...not a nightmare...with the right planning and a vigilant attention to details!

From the moment you start looking at log home designs to the first night you fall asleep in front of your wood fireplace, surrounded by the warmth of your log walls – careful planning is the big key to your success.

This is why we created this guide – it is an easy-to-use log home planning workbook and action checklist that will lead you step-by-step through the many decisions you must make along the way to ensure that your log home building process goes smoothly.

How to Avoid a Log Home Nightmare

According to world-famous log home builder and author, Jim Cooper, the true secret to building a log home is the acronym **COPE > Communication, Organization > Persistence > Enthusiasm.**



Communication

The first communication challenge or problem is usually between the custom log home owners! Many problems during the log home building process actually stems from communication issues between spouses, family members and business partners.

Most home owners have never built a log home before – and frankly log homes are just different than “stick-built” or framed homes.

Custom log homes use different construction techniques and things about a log home can be described differently than you might expect.

So what does this mean? A lot of opportunities for miscommunication! This is why we recommend that you start a scrapbook.

Yes, a scrapbook. Inside it you can paste copies of your favorite floor plans – not to mention a print copy of this digital guide would be a great addition.

You can add photos from magazines or better yet take detailed snapshots of any local log homes you found interesting like:

- The log home corners,
- Log types (round, square),
- Wood types (species of trees like pine, fir, spruce),
- Small footprint or conventional styles
- Remote location, suburban or urban?
- Porches or decks?
- Overhead shots of ceilings, rafters and beams,
- Stairways, railings and steps,
- Near woods, lakes, streams or mountain tops?
- Everything from windows, to door knobs to cabinetry to appliances.

Making sure that you and your log home contractor or erector are *both on the same page* during every stage of the building process is essential – but it is often overlooked.

Log home owners are responsible for making sure that their log home construction team understands all the details of what you as an owners wants – BEFORE the log package is purchased and the building process starts.

You might not have given the overhead beams a second thought – until you show your log home erector or the log package dealer a picture of what you would like to have.

Then BAM! That one picture changes everything. Now everyone **knows exactly** what to include or exclude in their bids or which floor plans or log home models are better suited to what you want.

Organization

Your scrapbook is also an excellent way to organize your thoughts, record your plans and store any information that you construction team or log home rep gives you.

By adding folders to hold all the paperwork: bids, estimates, written & verbal promises, deadlines, estimated time of arrivals or ETAs – you can keep track of what was done or left undone and who promised to do it!

Being organized with paperwork, even if you have a general contractor – protects you, your log home build team and any subcontractors they or you may use.

Persistence

A log home project moves forward, when you move forward and stops when you stop.

You are the only one who can secure financing, purchase the land where you want to build, browse through all the home plans and designs to select the one that best suits your needs, select a log home contractors ... and the list goes on and on.

It has been said that's the lack of persistence on the home owner's part that has killed more log home dreams than bad planning or budget limitations.

Building a custom log home is one of the most rewarding experiences, we know of – but frankly you must be willing to devote the time, energy and effort that is required to give your log home project the respect it deserves.

Enthusiasm

We all are optimist and passionate about any new project at the beginning. But throw us a couple of curve balls, a bit of bad luck or a few missteps here or there and the vast majority of people's enthusiasm takes a nose dive.

And having a custom log home built is no exception. Custom log homes are beautiful and truly unique in this modern world of cookie-cutter sameness.

We have never met a happy log home owner who wasn't proud of their homes and who wasn't deeply satisfied with their log home lifestyle – be their property just a rustic weekend cabin or a spectacular mountain-top mansion with over 5,000 square feet.

But these rewards come at a price – having a custom log home constructed become a difficult and tedious chore if you don't keep up your enthusiasm.

So we highly recommend that you...

Be positive - Enthusiasm can't survive in a negative atmosphere. If you continue to always have negative thoughts floating around, you will find your

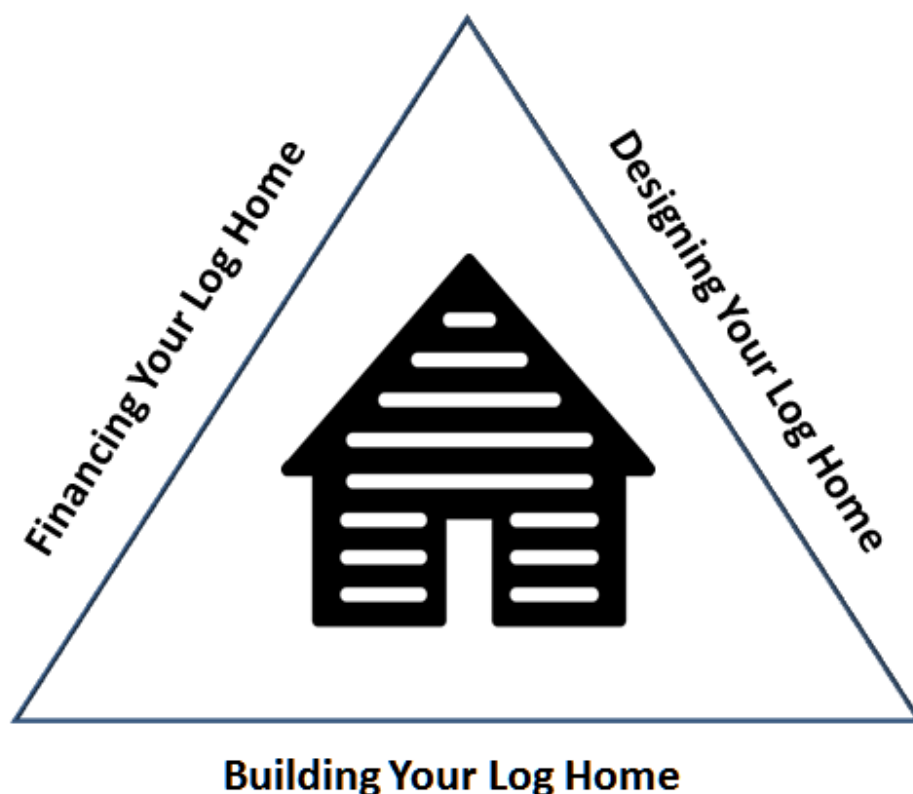
enthusiasm disappearing very quickly. Keep a progress timeline – track where your project used to be in comparison to where it used to be.

Be passionate – remember you have to have a passion for what you are doing if you want to build and keep your enthusiasm for it. So look over your dream scrapbook and imagine you and family already living in your log home.

Be proud - Make sure that you are proud of your log home project. Yes, keep talking about it with your friends and co-workers. Discuss it with your family. Pride is very important to creating lasting enthusiasm.



How this Guide is Organized



The first section of this guide is about financing. Understanding how to find a log home design or plan that fits in with your budget and family needs.

Also knowing how the financial side works will help you when your dreams eventually crash into the reality of the construction process.

We understand that no one likes to compromise but unless you have a “money is no object” budget - constructing a custom log home is always a balance between your vision and your financial funding.

Next, we will go over how to select a log home plan that not only fits both your personal needs but also suits the property you already have or land you wish to build on.

And finally we will lead you through the custom log home construction process. Now you don’t have to worry that we will try and turn you into a “mountain” man or woman – but we do feel that the more knowledge you have about the process the fewer “got-cha’s” or surprises you will encounter.

Financing Your Log Home



Planning Your Budget

While we admit that a custom log home does cost a bit more than a conventional frame or “stick-built” house, it isn’t as expensive at most people believe.

The keys to financing a log home is to understand exactly what “bang your buck” can buy and knowing how many “bucks” you have in your budget.

Know Where You Stand

So the first thing you must do is know where you stand financially. This should be obvious, right?

But for most people doing something as simple as pulling credit scores and prepping themselves to apply for a construction loan or home mortgage are frequently ignored...until the last minute.

Then as Capt. Obvious says, “The problem at this point is that there is a problem.” So get all your financial ducks in a row before hand.

Accept Your Budget Limitations

The most difficult thing we have learned about borrowing money is *not* learning how much you can borrow but learning how much *should* you borrow.

You would think as custom home contractors, we would be pushing you to build more and build bigger, right?

But we have been in the log home industry for over 30 years. And during that time we have discovered that all our satisfied customers – are log home owners who finish a project with plenty of cash left in their bank accounts.

Having money for things like new furniture, decorating or entertaining goes a long way to making our customers happy and good referrals.

So we strongly recommend that you only borrow the money you need to complete your project.

Be Willing To Comprise

That being said, we also tell all our clients that they should be willing to comprise – going all “pie-in-the-sky” when it comes to looking at log home designs is just sitting yourself up for disappointment.

Know what elements in your dream home you are willing to let go of and what things are “*must-haves*” or “*deal-breakers*”.

Get a Knowledgeable Log Home Lender

Frankly, we recommend that you be on the lookout for a mortgage lender or banker who is log home friendly.

Most banks or lenders usually only have a handful of log homes on their books and consequently don’t understand the whole log home buying process as well as they should.

This is nothing to be worried about – this sort of thing happens frequently when a banker or lender is new to the alternative home construction industry.

And while getting financing to build a log home is not nearly as difficult as getting one to construct an exotic “earthship” or geodesic dome house, to most bankers a log home - at first glance - may look a bit alien since they are constructed very differently than framed homes.

Sometimes this situation leads to a lot of back and forth questions and answers along with a good bit of “teaching” as both you and your log home contractor has to explain – sometimes to several different parties – the whole log home process.

You can save yourself a great of time and energy by working with lenders and banks that have had experience with loans for log homes before. So we invite you do your homework and ask around for local log home lenders and bank advisors.

Look for a Log Home Friendly Insurance Agency

Once all the initial financial planning is behind you, you need to start looking at insurance.

Generally there two types of insurance you need during a log home project: one is a “Builder’s Risk” policy that you should have during construction and then there is regular homeowner’s insurance once construction is complete.

According to Wikipedia,

“Builder's risk insurance is a special type of property insurance which indemnifies [protects you] against damage to buildings while they are under construction.

It is basically “coverage that protects a person's or organization's insurable interest in the materials, fixtures and/or equipment being used in the construction...of a building or structure should those items sustain physical loss [get stolen] or damage from a covered cause.”

Now your general contractor or log home construction contractor/erector normally has their own insurance for their staff, workers and tools.

But once you buy a log home package – all the logs, hardware, connectors, windows, fixtures, etc. – the entire package is delivered by tractor trailer truck to the closest public roadway near your building site and is off-loaded there.

It's your log home contractor's responsibility to deliver all the package parts from the truck delivery stop to your job site.

And while reputable contractors make every reasonable effort to securely store smaller items – the log package is still on your property and is your responsibility as long as construction is going on.

This is not a problem in most situations since the average log home can be erected (from subfloor to roofline) at the rate of about 1,000 square feet a day!

But accidents, natural disasters and thefts can happen on the best of job sites – which is why "Builder's Risk" insurance is always a good idea.

But with the construction behind you, you'll need to begin regular home owner's insurance on your new log home. For years, one of the common myths about log homes was that they were difficult to insure.

But today's more knowledgeable insurance agencies understand just how safe and fire-resistant all modern log homes are. Still if possible, you should ask your current insurer, if adding a log home to your policy will have an impact on your insurance.

Understand How Custom Log Homes are Different

One of the most common stumbling blocks with financing a log home is that the general public doesn't understand how log homes are constructed and how any custom construction work directly impacts the cost of a log home package.

Here are three rules of thumbs you should be aware of before you decide on a specific floor plan or log home package:

- "The 25% Rule"
- "Custom costs"
- "Corners costs"

The 25% Rule

The most frequently asked question about a log home package is "How much does your log homes cost?"

Ask this question and you will get a lot of weasel-words and happy-talk instead of a straight-forward answer.

This is because like with all custom log home projects, no matter whose building it – the numbers are really just estimates until all the costs of the project have been completely priced out and nailed down.

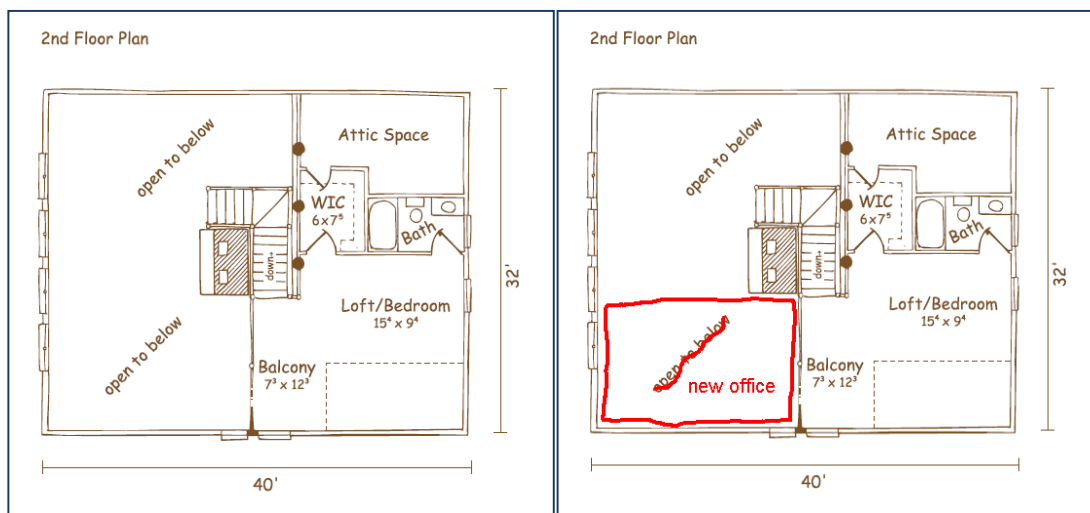
But we have found that as a general rule of thumb that a log home package is about 25% - 35% of a house's total or final cost – depending on any customizations.

For example, our basic Cold Mountain log home package (2Br, 2Ba) starts out at about \$77,500. Roughly we would estimate that the final overall cost of the project would be about \$310,000 – without any custom work.

NOTE: Our owner & log home contractor, Richard Jenkins is always available for FREE consultations if you have log home questions. Call 1-828-230-1165 or email him at ntlh.richard@gmail.com.

“Custom Costs”

Using the example above, the Cold Mountain package floor plan has a second floor. Half of the second story is open to the first floor below. But what if you wanted to add a tiny “loft” space to it for an office? Just a small custom change, right?



Sure you have changed a small bit of the basic floorplan but you have *changed the log walls and structure too!* And you have also increased the cost of your log home package and the overall cost of your project.

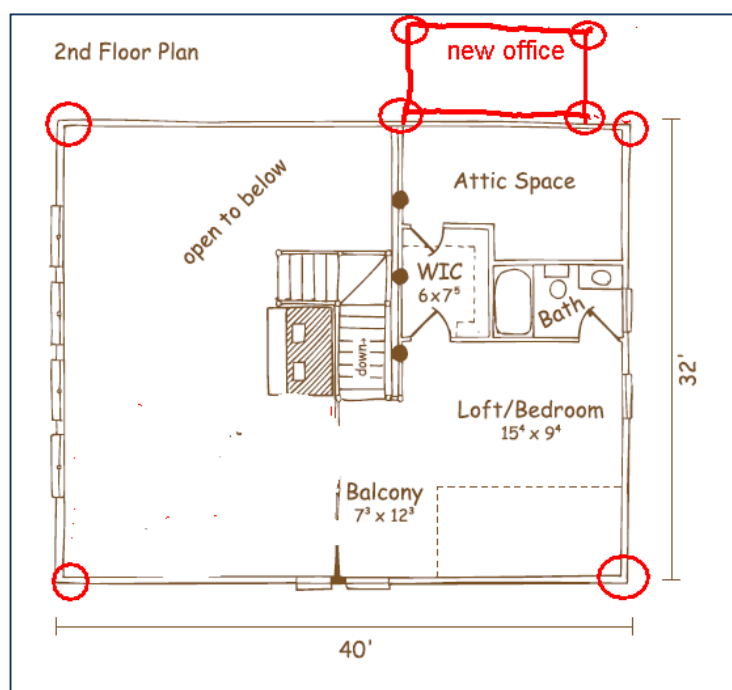
So the more custom changes you make, the more your package will cost. So we recommend that you find the best floorplan that suits your needs, instead of heavily modifying one to fit.

“Corners Costs”

Log homes are (well) made from long runs of logs – and the fewer “corners” you have in a log home, the less cutting and connecting hardware is needed and the faster the on-site erection process is. All of which saves you money.

Let’s tweak the Cold Mountain floorplan again and add our new office as an addition to the house. Now instead of just 4 corners, we have 8 to deal with.

This means both the Canadian manufacturing team and the on-site build team now have extra work – cutting logs into smaller sizes, custom fitting corners, adding in more hardware and connectors, etc. - and you have more material and labor costs.



Now, we’re not saying you can’t have a complex house design, but the more your floorplan sticks to the basics: i.e. big squares or long rectangles, the better off your budget will be.

5 Budget Saving Tips for Log Home Building

What most people don't know is that almost all of your log home construction can be completed in stages! Each completed construction phrase can be used to fund the next part of the building process.

Have time but not a huge budget? This "bootstrap" method allows you to plan and space out your building costs while cutting down on your expenses.

For example:

1. **Buy raw land** – You can buy undeveloped property by using a land loan, borrowing from your 401K, using a home equity loan or by refinancing your current mortgage with a "cash out" to purchase the new land.
2. **Add septic & well (water/sewage)** – By staking property lines, adding water and sewage and improving access roads, your land quickly gains in value. Property that has been improved and zoned for your intended use will be easier to get a construction loan on.
3. **Use the "developed" property as collateral** – Get a construction loan to buy & erect your log home package and get your roof work done so that house is "dried-in". Now you can use your newly "dried-in" house as collateral for a line of credit for any final construction or for furnishings.
4. **Use your new log home to get permanent financing** – Once completed, you can then use your new log home to get new mortgage financing. Then watch how fast your equity will grow.
5. **Use your log home for rental income to pay off debts early** – If your new log home is a vacation or weekend property, then you can use it to pay down your mortgage faster or build an early retirement nest egg by renting it out during the times you're not home.

As you can see, you can easily use this simple step-by-step building process to bootstrap your dream log home – from start to finish.

Log Home Packages Starting as Low as \$40,099*



***Got Questions?** Feel free to call us 1-828-230-1165 or email Richard at ntlh.richard@gmail.com.

Designing Your Log Home



How to Avoid Mucking it Up

People dreaming about a log home can spend years poring over designs and floor plans only to discover that the log home they have always envisioned doesn't work in their particular situation.

That is why we developed the following five tips - tips that if you follow them will help you avoid making costly mistakes.

The Only 5 Tips You'll Ever Need to Design the Log Home of Your Dreams

1. Find The Right Land First

- Find land that matches both your preferences and your budget
- Do you want a log home site that has good views, is nestled in the woods or situated near water like a lake, river or creek?
- Make certain your property has either municipal water/sewage or can pass a septic "perk" test and has an accessible well.
- Access road needed to the future build site
- Walk the land and try to find a site with good Southern exposure, if possible. If not find a place that has the views you like.
- Also check any possible building sites for signs of flooding (low spots), rock falls or landslides, etc.
- While access to power is optional during construction, you should check with the power company about the cost of setting up connection for the future.

2. Pick a Floorplan That Matches Your Land

- Use small footprint design for smaller or very steep lots
- Floor plans with walkout basements are great for sloping lots
- Use small footprint design for smaller or very steep lots
- Floor plans with flat foundations are good for lots with no space for basements

3. Select The Right Log Home Package

- Choose a log shape that you like – talk to your log home package dealer for more details
- Select the kind of wood species you want – the most popular trees used in handcrafted log homes are the Lodge-Pole Pine, Engelmann Spruce, Douglass Fir and the Western Red Cedar.
- Select a log home package from a trusted manufacturer - we have discovered in our 30 years of experience that the best log home producers are from the small town of 100 Mile House in British Columbia.
- Why we choose log packages from the 100 Mile House Region
 - We love using the logs from this area because this part of western Canada has a high mountain altitude with arid climate which creates the best forests for logs.
 - This climate make logs with tighter growth rings which results in trees that have better insulation to keep in more heat and keep out more cold.
 - The logs our manufacturer uses comes from “standing dead wood” trees – *Standing dead trees* are trees that have died *but* have not yet fallen to the ground.
 - This dead wood timber should not be confused with snags – which are trees that have fallen to the ground and aren’t any good for building – unless you’re a chipmunk or badger.
 - Standing dead trees dry slowly and naturally from the outside in. The resulting logs don’t experience the same twisting, cracking and settling problems that some kiln-dried log products have.
 - Our manufacturer supplies logs that are debarked manually and handcrafted individually for each and every project.

4. Be Aware of Environmental Concerns

- Find a contractor who uses building practices are based on Green construction
- Find a contractor who doesn't use any kiln-dried logs for their plans – although regular lumber is often used in the roofing process – naturally dried logs are better for the environment.
- Find a contractor who uses only borax-based insecticides in their stains, vanishes or finishes – naturally occurring borax has been used since the time of the Greeks for cleaning & preserving
- Find a contractor who uses log home packages that are more energy efficient – not all log chinking systems are the same.
- Find a contractor who uses log home packages that are resistant to fire and rot - naturally dried log homes resist both rot and flame better.
- Find a contractor who uses log home packages that are easy to maintain without an excess of chemicals – properly constructed overhangs make all the difference.

5. Be Aware of the Advantages of Flexible Log Home Construction

- Remote locations – unlike many types of framed houses, log homes can be built in the most remote or secluded of locations. If you can drive to in a four-drive truck, find a contractor who can build on your site – no matter where it is located.
- Off-the-Grid Construction – You don't have to access to traditional electric power in order to have a log home. You just need access to a functioning well along with a septic system or dry composting toilet, and you're set.
- Place Your Log Home Wherever You Want – from rugged mountain tops, hidden valleys or beside a nearby lake or stream or just outside a large urban area – Find a contractor who is willing to build it where you want.

Are You Finally Ready to Build the Log Home of Your Dreams?

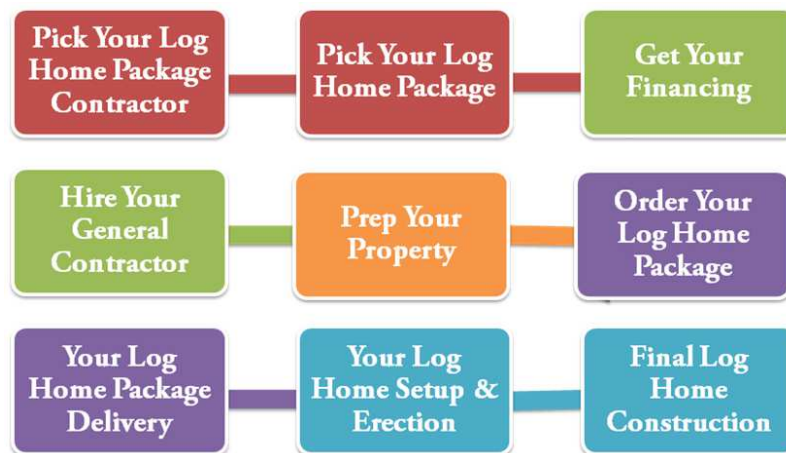


Got Questions? Feel free to call us 1-828-230-1165 or email Richard at ntlh.richard@gmail.com.

Building & Constructing Your Log Home



The Log Home Building Process



As you can see the log home building process while not overly complex – it has just nine stages – it can look confusing at first glance.

Below is brief overview – your log home contractor or dealer will be able to fill any missing details or answer any of your questions about a specific phase of the process.

- **Select a Reputable Log Home Contractor** – usually what happens is that a family will hire the sales rep or dealer who shows them a floorplan they like.

What most people don't understand is that any log home package floorplan can be customized or modified to suit your budget and meet your needs.

So pick out a log home contractor and erection specialist based on their experience and their reputation for producing a quality log home product – not just a pretty picture they show you.

- **Select the Right Log Home Package** – get a log home package that fits your budget and suits the property you own. Don't try and put a ranch-style home on a slope or get a floorplan with huge footprint on a smallish lot.
- **Get Good Financing** – We have gone over this extensively in an earlier section. We recommend that you re-read it and take notes when you meet with your lending company.
- **Hire a General Contractor** – usually a log home contractor is specialty builder and NOT a general contractor.

Here in NC you must have a licensed general contractor in order to get building permits, hire subcontractors, etc. Of course as a property owner YOU can act as your own general contractor, if you so desire.

Either way you decide to go, you should talk this over with your log home contractor since not all general contractors are familiar with log home packages.

- **Prepare Your Property** – If you already have water & sewage from a local municipality and a useable access road, your property just needs a foundation (crawl space or walkout basement) in order to get started.

If your property is still raw land, you will have to install a septic tank and well or arrange for connections to city water/sewage.

NOTE: *The foundation must be built and dried BEFORE any log construction can begin.*

Any electric power hookups are optional – but always welcome and will make your log home project go that much faster and more efficiently.

- **Get a Log Home Package Ordered** – Our manufacturer requires a 50% down payment on all packages before work at the lumberyard can begin.

This protects you and our partners – you are never completely on the hook for the entire cost of the package and we are certain that you are serious about your project.

Once they receive your payment, the lumberyard crew will check your blueprint and select the best logs available, debark them and hand cut each log for a perfect fit.

Then the main structure will be erected in the yard to check for form, function and fit. Once it is checked for quality is it completely disassembled, labeled and stored for shipment.

- **The Log Home Package Delivery** – Once your log home has been handcrafted and erected in Canada, it is disassembled and readied for shipment via a flat bed and tractor trailer truck to you.

As the home owner you are must pay the manufacturer the remaining 50% plus all freight and transportation costs from Canada to a state road nearest your property (This is called FOB).

What does, “a state road nearest your property” mean? Well depending on where your land is situated, the delivery truck might just be able to drive up directly to the job site, off-load your package and turn around to return to home.

But if your property is very remote or the access road is not wide enough nor has big enough turn-around area for a fully loaded big rig, your log package must be off-loaded at “a state road nearest your property”.

Your log home contractor is responsible for delivering your package from the state road to your job site.

- **The Log Home Setup & Erection Process** – Here is where a good log home contractor will shine. Your log home contractor is responsible for erecting the logs that form the walls your home from subfloor (foundation) to roof line.

Log construction is very fast in comparison to traditional home building. An experienced log home contractor and erection company can build about 1000 square feet per day.

This means that if you have a reputable roofing company already lined up, your house can go from foundation to “dried in” just 3-4 weeks! And the faster the house goes up, the quicker you build equity.

- **Final Log Home Construction** – once your log package is erected, it is ready for the final trimmings. Windows, doors, stairs, railings need to be installed, as well as plumbing and electrical.

You should take look at the section below to get an accurate idea of what items are included and NOT included in your log home package.

What a Log Home Package Includes

Remember that log home packages are front-end loaded – you will need 50% to order your log home. And then the remaining 50% as soon as the package is completed.

Inside a Log Home Package:

- The log home package – species of logs you selected – cut, marked and labeled. All the logs needed to complete your floorplan.
- Stairs, railings and interior trim depending on package floorplan.
- All the hardware, connectors and trim needed for the floorplan.
- Package setup and erection - reassembling the log home structure - from subfloor to roof supports on your site.

What a Log Home Package Does NOT Include

- Shipping & Freight Costs (FOB of the log home package from 100 Mile House British Columbia, Canada),
- Transport costs from truck delivery to job site, if needed.
- Labor for package setup and erection.
- Rental fees for the crane or other heavy equipment.

- Foundation, crawl space or walkout basement.
- Roofing, plumbing or electrical work.
- Landscaping and “decorative” grading.
- Paving and driveways.
- Decks & Porches.
- Windows, doors, interior trim and cabinetry.
- Log home accessories: handcrafted log beds, dining room tables, outdoor benches, swing sets, gazebos, picnic tables car ports or garages.

The Responsibilities of the People Involved in the Process

You, your log home erection/contractor, and your general contractor - who does what? That is good question – and sadly one we can’t in good conscience answer here in this guide.

Since every situation is unique, you will need to sit down with your log home construction team - BEFORE you order your package - in order to find your answer.

Gather together all your information, your scrapbook and plans and sit down with your log home contractor and your general contractor and hash out all the details. This “meeting of the minds” is critical.

Create a timeline or project worksheet of how the building process will actually work with your package, your property and your budget.

Remember, communication is the first key to making your log home project run smoothly.

Your log home erection/contractor and your general contractor should always be open to consulting with you, whenever you have a question or comment.

And you should also be open with them if something unforeseen happens and you experience any type of financing, insurance, legal or property problems. Almost any challenge can be overcome with a little work and some creative thinking.

Your Log Home Planning Action Checklist

- ✓ Pick Your Log Home Contractor_____
- ✓ Pick Your Log Home Package_____
- ✓ Get Your Financing Ready_____
- ✓ Hire a General Contractor_____
- ✓ Prep Your Property_____
- ✓ Order Your Log Home Package_____
- ✓ Your Log Home Package Delivery_____
- ✓ Your Log Home Setup & Erection_____
- ✓ Final Log Home Construction_____

How to Accelerate Your Custom Log Home Success



Select Your Log Home Contractor Wisely

What if you could find a log home company that could help you find what you needed to get your custom home designed and built – everything from floor plans to construction?

A log home company that treated it's clients all the same way – with professionalism and respect for your limited time and hard-earned money?

If you are looking for a log home company like that then you have come to the right place.

The Natural Timber Log Home difference: hassle-free log home construction.

Natural Timber Log Homes specializes in helping people realize their dreams of creating a beautiful and comfortable log home that they have always wanted.

Even if you have gone through the process of building your own home before, designing and erecting a custom log home can still be a bit of challenge – especially for anyone who comes to the table improperly prepared.

This is where the trained staff here at Natural Timber Log Home can help you reduce some of the stress and worry while saving you valuable time and money!

Our experienced team can assist you in picking out the best log home design for both your budget and your lifestyle – while always keeping in mind the importance of selecting a log home plan that suits the nature flow of your property.

We can help you properly compare the floorplan you want vs. your building considerations.

We always offer common-sense advice so you determine the best ways to include any deluxe features you might desire without going over-budget or how to add-on more space in a way that meets your needs.

We can help you find the best site for your log home

Where is your log home going to be? In the mountains, along a beach front, in a meadow, in suburban or urban community? No matter where you might wish to build, we can help you find the best lot or building site for the log home you want.

We can help you through the entire construction process

We have had experience in all phases of log home construction from dealing with real estate agents to general contractors to plumbers and electricians, even landscapers!

We will consult with your general contractor and work closely with them throughout all the stages of the log home construction process, if that meets your needs.

Not to mention, we can help you successfully navigate and complete all the pre-construction tasks that many new log home buyers often find confusing or frustrating.

We think that you'll be surprised at just how easy it can be working with us! Our friendly staff looks forward to introducing you to the relaxing lifestyle that can only be found with log home living.

Got Questions? Feel free to call us 1-828-230-1165 or email Richard at ntlh.richard@gmail.com.