

The Log Living Gazette[©]

Morningdale Log Homes LLC.

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ABOUT US

Morningdale Log Homes LLC. is the area's only Authorized Representative for Timberhaven Log Homes LLC. Our service area includes Crawford, Mercer and Venango counties in Pennsylvania, and Ashtabula, Trumbull and Mahoning counties in Ohio.

UPCOMING SCHEDULED PUBLIC EVENTS

- Fri. November 13-Sun. November 15, 2015, Sat. Aug. 22-29, 2015, **Johnson's Log Home & Timber Frame Show** (Seven Springs, PA), Timberhaven Log and Timber Home booth
- Sun. November 22, 2015, 1PM-4PM: Open Model Home and Seminar
- Sun. December 27, 2015, 1PM-4PM: Open Model Home and Seminar
- Sun. January 24, 2016, 1PM-4PM: Open Model Home and Seminar

WEBSITE

Haven't visited our website in awhile? Well, you are missing out on a wealth of information! We now have Live Chat, an Events page, a Blog page, back issues of our ever-popular Log Living Gazette[©], and more information on Timberhaven Log Homes including access to hundreds of floor plans and Timberhaven's Design Center!

Finding the RIGHT Land for Your Log Home

By Art Hoffman

ARE YOU SEARCHING FOR LAND TO BUILD YOUR DREAM LOG HOME ON?

For those of you who expressed an interest in building a log home, but have not purchased land yet, we are certain that you will find the following information helpful. This information is based on our actual experiences as we were

relocated frequently along the East Coast during my prior career.

We found the following web links to be very helpful in finding local properties that are for sale and suggest you check each of these websites as part of your land search. Of course a local realtor is also a valuable source for land that is for sale,

but these links offer an easy alternative as the websites can be visited anytime and with no sales pressure.

[http://www.landwatch.com/Pennsylvania land for sale/Crawford County](http://www.landwatch.com/Pennsylvania%20land%20for%20sale/Crawford%20County)

<http://www.homes.com/for-sale/crawford-county-pa/land/>

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www.MorningdaleLogHomes.com

<http://www.unitedcountry.com/locateanoffice/Pennsylvania/index.htm>

<http://www.TheAreaShopper.com>

For the above websites, you can search for land in other counties and states by substituting their respective names in the links.

Locally, we recommend that you also check out Craigslist, the local newspapers as well as any weekly "shopper" papers, such as The Area Shopper.

IS THE LAND SUITABLE FOR AN ON-SITE SEPTIC SYSTEM?

If public sewer is not available, as is typical of rural acreage, you will be required to install an on-site sewage system. These systems can range in cost from \$2500 to over \$30,000 and some can be unsightly or require monthly maintenance. Thus, you want to get some idea as to the drainage of the property's soils to get an idea whether a simple trench-style, on-site septic system (the lowest cost type of septic system) could possibly work on the property.

The U.S. Department of Agriculture has an excellent on-

line tool that can be used for this as well as providing other information about the land's geography and characteristics. The website that we recommend is:

<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Once you get to the WebSoil (aka. Soilmap) site, you will see a map of the USA. Go to the Quick Navigation menu on the left, and select the location of the property you want to evaluate. This can be done by address, geographic coordinates or simple zooming in on the map itself. You will then see an aerial view of the property.

Once you locate your property, you need to identify the specific Area Of Interest (AOI). This is done using the same menu and selecting the AOI tab, and then the state and County in which the property is. A cross-hatched map will then appear. Using the cursor, select the property location to zoom in on it. Once you have done that, click on the Soil Map tab in the top toolbar. You will now see the aerial view of the property as well as areas bordered in fine blue lines

with 2-3 letters within those areas. These are the specific soil types found within that outlined area - a list of the soils is to the left of the map.

Identify where you would like to site your home, look at the soil type in that outlined area and, using the soil list on the left, scroll down the list until you find the soil type in question and click on it. A table will appear over the map that provides a summary of that soil's characteristics. Go to the Properties and Qualities section of the summary and what you would like to see is:

1. A Depth To Restrictive Feature of at least 48 inches,
2. A Natural Drainage Class of "well drained,"
3. A Capacity...to Transmit Water of moderate to high,
4. A Depth to Water Table of 60-inches or more.
5. Frequencies of Flooding or Ponding of NONE, and
6. An Available Water Storage in Profile of low.

If the soil meets all of the requirements, it is likely suitable for a standard trench-

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style septic system. If the soil does not meet any or all of these requirements, you may want to select another site on the property for your septic system.

IMPORTANT NOTE: The procedures we have detailed above are strictly for providing you with quick data about the property you are interested in buying. Regardless of the data you get using these sources, we strongly recommend that you have a formal on-site septic test conducted by a certified sewage enforcement officer AND that you double-check with your insurance agent and ask them if the property of interest is within the 100-year floodplain. **THESE STEPS SHOULD BE TAKEN BEFORE BUYING THE PROPERTY** and should be added to any purchase agreement as contingencies of purchase to protect you as the Buyer. These steps should give you the absolute final and formal decision as to what, if any, type of septic system may be installed on the site as well as its susceptibility to flooding.

Again, thank you for visiting us, and we look forward to

working with you in the very near future.

DISCLAIMER: *The products, opinions and suggestions contained in The Log Living Gazette© are based on the independent, first hand experiences and/or research of the author(s) and are not meant to be product endorsements. It is recommended that the reader carefully read and understand the respective manufacturer's instructions and literature. It is also strongly recommended that the reader try any methods or materials contained herein to determine their suitability for use and if they yield the desired results.*

The author(s) and Morningdale Log Homes LLC fully disclaim any and all responsibility for any damages or injuries resulting from the use of these suggestions or products or as a result of any omissions, typographical errors, grammatical errors, or misinterpretations.

Construction Disclaimer

Timberhaven Log and Timber Homes, LLC. (TLH) manufactures log and timber home building components and provides building materials packages for the construction of such homes. TLH and Morningdale Log Homes, LLC. (MLH) do not provide construction services of any type. It is crucial that the person(s) building the log home have sufficient knowledge and experience to construct the home, independent of TLH and MLH, and also secure the necessary licenses, permits and approvals.