

Hardwood Floor Refinishing Expectations

Sanding and refinishing your hardwood floors will add value and beauty to your home; however, as with any home improvement you should expect some disruption and inconvenience. You can be rest assured that we will employ our experience, the latest equipment, and the most environmentally safe materials to complete the work with the least possible disruption. However, please consider the following factors when scheduling your hardwood refinishing:

Pre-sanding requirements

- All other trades should have completed their respective work, and no other foot traffic should be allowed during the sanding and finishing process.
- Air conditioning, heating & ventilation systems should be operating.
- The temperature and relative humidity should be kept at “normal living conditions”.
- Furniture, appliances and old floor coverings should be removed unless otherwise noted.

Sanding and finishing expectations

- There will be noise, and some vapors during the sanding and finishing process.
- Even though we employ the latest in Dust Collection Systems, there may still be a small amount of dust created. However, we will do our best to contain this to the working area(s) and will clean up to the best of our abilities throughout the entire process.
- Although the entire floor will be filled with wood filler, there may be instances where the filler may not stay in some gaps, or other imperfections in the wood.
- The color of the filler used will be tinted as closely as possible to the overall color of the natural wood, however due to variations of color within individual species, may not match all planks or strips within a given area.
- There are certain instances where previous damage to the hardwood may not fully be sanded out; these may include deep scratches or gouges, water stains or rings, or some pet stains. It is recommended that these areas be replaced if possible prior to sanding.
- Because the air within your home naturally contains particulates, which may settle into the finish during the curing process, it is reasonable to expect a minimal amount of “debris” within the final coat. Most of the time this will walk off with normal foot traffic.
- Although we are as careful as possible, you should expect some minor paint/stain touch-ups to your base and/or shoe molding, as well as your walls.
- In instances where only a portion of the floor is being sanded/refinished, you should expect a slight variation in both color and sheen. Although we do our best to match the existing stain, there are several variables that can make it very difficult to match it exactly. Also, the new finish may either have more sheen to it or less sheen than the existing floor.
- Furniture may be placed back in 24 hours after final coat. Please note that felt pads must be placed on the bottoms of all furniture coming in contact with the hardwood floor.
- Area rugs can be placed back no sooner than 7 days with water based finish and 14 days with oil based finishes.

Please sign below stating that you have read and understand the above expectations. We look forward to working with you!

Customer Signature

Date