



**WHAT YOU CAN EXPECT FROM US  
SANDING & FINISHING/REFINISHING**

Sanding and refinishing your wood floors will add value and beauty to your home, but with any home improvement you should expect some disruption and inconvenience. We will employ our experience, the latest equipment and the most environmentally safe materials to complete the work with the least possible disruption. However, you should be aware of the following factors:

**Pre-sanding requirements**

- The building should be completely closed in with outside windows and doors in place.
- All other trades should have completed their work, and no other floor traffic should be allowed during the sanding and finishing process.
- Air conditioning, heating and ventilation systems should be operating and extra replacement filters on hand.
- The temperature and relative humidity should be at "normal living conditions."
- Owner should remove furniture, appliances and old floor coverings unless arrangements have been made for us to provide this service.

**Sanding and finishing/refinishing expectations**

- There will be noise, dust and some vapors during the sanding and finishing process.
- Even though we will seal off the work area from other rooms, dust from the sanding process could infiltrate to other areas of the house.
- Every effort will be made to contain as much dust as possible. Customer may want a professional cleaning service to remove any migrating dust from high walls, light fixtures, upper door casings, and other areas that might be required.
- Access to a 220-volt outlet for the flooring sanding machine is necessary.
- Because of the vapors that will be released during the finish application, pilot lights (if any) may need to be turned off.
- Please keep pets and children away from work areas.
- A typical finish job (approximately 1,000 square feet) takes 4-6 days of sanding, with stain (if any) applied on the 3rd or 4th day. Finish is applied on the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> days. You may not walk on the floors while stain and finish are wet. Allow 6 - 8 hours for these finishes to dry.
- Our work hours are 7:30 a.m. to 4 p.m. Arrival time to the jobsite may vary due to other jobs in the finish stages. You will be advised of our approximate arrival time each day.
- When the work is completed, you may need to replace or repaint your base and shoe moldings. Also, be prepared to remove the fine dust that may have accumulated despite our best efforts to contain it.
- Although finishes may appear dry, they are not completely cured. The normal cure time is 15-30 days, and we ask that you not replace any rugs during this time. Furniture may be replaced after a 24-hour drying time.
- Filler is for cosmetic purposes only. Due to the nature of wood to expand and shrink due to ambient humidity, no guarantee can be given on filler remaining in cracks or completely filling cracks.



**After the job is completed, your estimator will go over the job with you on-site. Maintenance procedures will be reviewed, as well as warranty and any other follow-up necessary.**



Custom Installation • Sanding & Refinishing • Restoration & Repairs • Historic Reclaimed Wood