



Getting Ready for Your Flooring Project

Helpful information on preparing your home and caring for your new floor.

Checklist for Preparing Your Space Before We Begin:

- ✓ **All furniture and floor coverings** (rugs, padding & staples, linoleum, etc.) must be removed before we arrive to begin work. Please note we do not move furniture.
- ✓ **Appliances:** These are the responsibility of the homeowner to move out of and back into work areas (for installation only). If you are unable to move these items (stove, refrigerator, etc.), we can do so for a fee. Please make arrangements in advance.
- ✓ **Window treatments** and wall hangings should be removed from the work area. Also, check adjacent rooms and common walls for items that may be at risk of falling due to vibration caused by our sanding machinery. All closets in the work area should be completely emptied.
- ✓ **Kitchens:** Avoid the use of plastic to drape cabinets, as this will get in the way of the sanding and finishing processes. Either use Blue painters masking tape to seal off the cabinets to prevent dust from settling on items within, or empty completely and clean cabinet interiors when work is complete. **Please Note:** A charge of \$150.00 will be applied if this step is not done. **If you are having a scuff and re-coating process done on your floors - this step is not required.**
- ✓ **For Scuff & Topcoat:** Please sweep and clean your floors before we arrive to ensure a clean, debris-free surface for the new topcoat.

Please Note: A \$100 per hour charge will apply to any additional services or work not specifically included in the estimate provided by Colonial Floor Service.

Useful Information:

- **Pets:** Special arrangements should be made to keep pets off floors while polyurethane is drying. If you have an indoor pet, please be sure to keep it away from the work area, as the men are in and out of entryways frequently during a work day.
- **Wood Staining:** If you choose this option, please avoid walking on the floor after stain has been applied. If you must access a room, wear only hard-soled, non-absorbent shoes. Moist socks and pets with wet paws will leave blemishes in the stain.
- **Stairs:** We are equipped to sand and finish the tread only, not the riser.
- **Drying Times:** We use oil-base polyurethane unless otherwise noted on your estimate.

Normal drying times are as follows:

First coat: 5 to 7 hours

Second coat: 7 to 9 hours

Third coat: 7 to 9 hours

To best facilitate drying, please leave your thermostat set between 70 to 72 degrees F. after polyurethane is applied. Wait until 48 hours after the last coat to alter the heat, as fluctuations in the temperature will affect drying time.

Please note that these are estimated times. It is advisable to feel the edge of the floor as a precaution; if it feels tacky at all, you should wait a little longer before using.

- **Work Schedule:** All work will be completed during a regular work week, Monday through Friday.



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What to Expect After Refinishing

- **Odor and Ventilation**

Polyurethane has a smell that is similar to oil-based paint products. People have differing sensitivities to these fumes and some have complained of nausea and/or headaches after being exposed. To minimize this effect, open some windows a few inches when the floor is dry enough to walk across in stocking feet. This will facilitate air flow throughout the work area. Close the windows after a few hours to ensure that drying continues. Fans directing air flow out of the house are helpful too.

Individuals with asthma or other respiratory problems need to be aware that the dust and fumes involved in wood floor refinishing may exacerbate breathing difficulties and should take care to be away from the work area while these processes are in progress.

It is advisable to wait a minimum of 48 hours after the final coat of polyurethane has been applied before bringing your furniture back into the room that has been newly finished. Shoes, heavy traffic and rugs should be kept off the floors for 21 days to allow the finish time to fully cure to its final hardness.

Please Note: due to changes in laws regulating how polyurethane is manufactured, minor imperfections may be present, even though we try our utmost to ensure a beautiful finish on your wood floors.

- **Trash Disposal:** Trash bags of sawdust resulting from work being done at job site are the responsibility of the customer to dispose of.

- **Care of Your Wood Floors:**

Perhaps the most important thing to remember when bringing items back onto the newly finished floors is to lift and place pieces where they need to go. It is vital to not drag or push items across the floor...even mattresses. Doing so will mar the finish. The finish will not reach its optimum level of curing until at least 3 weeks after the final coat has been applied. A rubber wheeled dolly may be used to move heavy items, however, do take precaution with the metal plate of the dolly which must come into contact with the floor.

Simply dust-mop, sweep or vacuum (bristle/felt lined vacuum head!) to keep clean of sand and dirt particles which will cause finish to scratch and wear. A solution of 1/4 cup of clear vinegar in a gallon of water may be used to damp mop the floors as needed. Avoid the use of oily cleaners, as these tend to leave a film or build-up on the surface.

Try to utilize mats and shoe racks at entryways, runners in heavy traffic areas, and encourage the removal of shoes to minimize wear and tear on your floors. The placement of felt pads under furniture legs is highly recommended.

Questions?

If something you discussed with Kevin is not listed on your written estimate, please let us know as soon as possible. We at Colonial Floor Service appreciate your patronage and thank you for considering our company for your wood flooring needs. Please feel free to call: 978-771-5156 if you have any questions or comments.

Sincerely,
Kevin Lehouillier, Owner, Colonial Floor Service