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6511 MANCHACA ROAD • AUSTIN, TEXAS 78745

## **Sand and Finish Check List**

### **Before the sanding crew arrives**

1. The building should be completely closed in, with outside doors and windows in place.
2. All other trades should be finished in the rooms containing wood floors. No other floor traffic should be allowed during the finishing process.
3. Air conditioning and heating should be working, turn off during the day while work is in progress, turn back on in the evenings to help keep your floor at normal living conditions. This will help control temperature and humidity.
4. Remove furniture, pictures, curtains, appliances, tv/stereos, and any other items you do not want dust to settle on.
5. If you desire to have your kitchen cabinets covered, please tape around door and drawer openings. Loose plastic will be sucked into our sanding equipment and pulled off cabinets. When plastic is taped to the top of upper cabinets and under the edge of toe spaces it will be very loose at the level we are trying to work. Using blue masking tape around door and drawer openings avoids this problem.
6. To contain dust, thumb tack sheets to the outer edges of the door casings. Use plastic or old sheets to cover doors on the opposite side of the floor being sanded. Don't tape to the floor being sanded. Trying to cover areas that are open from the ceiling to floor is often frustrating and can cause damage to ceilings. This covering usually falls down within a 1/4 day due to the weight of the plastic. Zip walls are an alternative option, but can do ceiling damage.
7. Sometimes it is better to plan on having a cleaning crew out after the job is finished. Even with our dust collection systems you will have light sanding dust. The dust collection system has been one of the biggest advancements to occur in our industry in quite some time. We are proud that we offer this advancement to our employees and customers.
8. Do not have the final coat of paint on base boards. Plan the final coat after the floors are finished.
9. Schedule your job so that we are able to work straight through without pulling off the job. We encourage you to plan to have your floors finished after all wet trades are done. The only thing to follow us should be touch up painting and carpet. We are often asked to put a coat of finish on a floor and pull off the job so that other trades can complete their work. This often leads to a very expensive mistake/disaster that we will not become part of. My answer is always no.
10. Our crews should not be asked to go into a home with a dog left home alone. For the safety of our crew and your animals, please make arrangements to keep them contained outside the work area.

### **Factors that Can Delay a Job**

1. Removing of carpet, pad, and tack strip from sand and finish areas.
2. Removing of linoleum, tile, and sanding of mastic or paint from flooring. We need a negative asbestos report if linoleum and/or mastic is present on the work area.
3. Additions to the job not included on the original proposal, including repair, filling or adding rooms.
4. Dark colors and/or high humidity can cause delays in coating floors and also delays in dry times for finishes.
5. Repair to existing wood floors.

### **Sanding and finishing Expectations**

1. There will be some dust, noise, and some vapors. This is not a real good environment for children and pets. Please keep them out of the work area.
2. There will be some dust escaping to other areas of your home.
3. Our crews complete their own floors, therefore they will usually start their day coating then proceed to their sanding jobs. We try to notify our customers of approximate arrival times. Our work hours are Monday-Friday 8:00 a.m. - 3:30 p.m..
4. Meet with our crew to walk your floor and choose a color. Depending on the size of the sanding job this should be done either the first or second day of sanding. Our crews will work with you for the best time to meet.
5. Remember, we suggest the final coat of paint on base board and shoe mold after we are finished.
6. If you use a surface finish it will generally be dry the next day, but not cured. Walking on the product will be ok in sock feet. It will not be ready for heavy foot traffic, moving furniture, and rugs back into these areas. Depending on the humidity please wait 5 - 7 days before moving furniture back and 10 - 14 days for area rugs.
7. Climate must be controlled especially during the spring and fall. Wide temperature and humidity changes cause excessive expansion and contraction of flooring. When the coating is applied to the floor, the finish will get into cracks between boards. The temperature and humidity changes will keep this finish from drying properly. This is like the drying process in a paint can. Skim on top, wet below. With the wild swings of temperature and humidity, the flooring will expand and push this wet urethane back to the surface. This is called crack beading or Poly BB's. These can be taken off with a putty knife, but if these are left in place and tracked across the floor we may have to re coat the floor or possibly re sand the floor. We have no control over this process happening. Climate must be controlled in order to prevent this from happening.
8. We take great pride in the quality of our work and will always try to go above and beyond the call of duty to achieve the perfect job, but keep in mind that we are human. The following section is quoted from [www.nofma.org](http://www.nofma.org) frequently asked questions regarding the inspection of a wood floor.

### **Finishing: Question 3**

#### **1. How should I inspect my new hardwood floor?**

Inspection should be done from a standing position with normal lighting. Glare particularly from large windows, magnifies any irregularity in the floors and should not determine acceptance.

A finish similar to that found on fine furniture should not be expected. Trash in the finish, a wavy look along strips, deep swirls or sander marks, and splotchy areas can be indication of inadequate finishing or cleaning. The quality of the finish can be acceptable and still include some of these problems, but they should not appear over the entire floor.

The perimeter and hard to reach areas (i.e. under radiators, around cabinets and cabinet cut-outs, closets, corners, etc.) are most likely to contain these irregularities.

Again, when inspected from a standing position these irregularities may be present but should not be prominent.

9. Thank you for taking the time to be educated about the work that will be accomplished in your home. This is a big project in your life. Understanding the process will make the work progress smoothly.