



Adney custom hardwood floors

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SAND & FINISH CHECKLIST

Proper job-site preparation will help us to ensure high quality results. Please use the following guidelines to ensure your building is prepared for floor sand and finish.

- The building should be completely closed in, with all exterior doors and windows in place.
- All other trades should have completed their work, and no other floor traffic should be allowed during the sanding and finishing process.
- Unless you contracted ACHF to do so, all furniture, appliances, rugs, and old floor coverings should be removed from work areas.
- HVAC systems should be operating and the temperature and relative humidity should be at "normal living conditions". This will provide a stable environment for your wood floor throughout the sand and finish process and help ensure high quality results.
- Electrical requirements at time of sand and finish: 220v30amp circuit and 110v20amp circuit. Most often, we can use 220v clothes dryer or oven outlet if available.

WHAT TO EXPECT DURING SAND & FINISH

Sanding and finishing your wood floors will enhance the value and beauty of your home, but, as with any home improvement project, you should expect some disruption and inconvenience.

- 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, and employ the latest sanding and dust collection equipment, dust from the sanding process could infiltrate to other areas of the house.
- Pets and children will need to be kept away from work areas.
- A typical sand and finish job (approx. 1000 sq.ft.) takes 5-6 days, with stain/sealer applied on the 3rd or 4th day and finish coats on the following 2 days. There is to be no foot traffic on floors during the final sanding cut, staining/sealing, and finishing.
- After application of final coat of finish, allow at least 24 hours for oil-modified polyurethane or 6 hours for water-base polyurethane for finish to dry before allowing light foot traffic (sock feet) on floors. Wax finish will allow foot traffic immediately after application.
- Although finishes may appear dry, they are not completely cured and will not support heavy foot traffic or the replacement of area rugs and furniture for up to 10 days after the job is completed. It's best to limit foot traffic during this time to sock feet.
- When our work is completed, we will provide you with maintenance instructions specific to the finish used on your wood floors.
- You may need to replace shoe moldings (unless you contracted ACHF to do so), repaint base/shoe moldings, and, although we are careful, it may also be necessary to touch-up wall paint.
- Also, unless you've contracted ACHF to do so, be prepared to remove the fine dust that may have accumulated, despite our best efforts to contain it. Advances in floor sanding and dust collection allow us to capture the majority of airborne dust but it still is not possible to capture 100%.
- If temporary protective covering must be placed on floor, it must be vapor permeable so as not to trap finish or water vapor (no plastic film). Builders craft paper or corrugated cardboard are acceptable. Do not tape to finished wood floors or stairs. Instead, tape sheets only to each other at seams and to base or shoe molding at room perimeter.