

## seattle floor service



### WOOD FLOOR INSTALLATION

Thanks for your interest in Seattle Floor Service! Please take a moment to thoroughly read the following information about new wood floor installation. Our office hours are 8:00 AM to 4:00 PM, Monday through Friday. Call us if you have any questions – our 24-hour answering service will take your messages after hours.

#### MATERIAL CHOICES

We understand that a new wood floor is a major investment that will last a lifetime. It is our wish that you make an informed decision to find the product that best suits your needs. We encourage our customers to view a variety of wood types before making a choice. Please call us to schedule an appointment to meet with one of our estimators: if you would like to view some samples, we will invite you to our office; if you know what type of material you would like, we will come to your jobsite.

#### NAIL-DOWN FLOORING MATERIALS

Oak is the most popular and economical nail-down hardwood flooring material in use today, but there are countless other varieties of wood flooring, including maple, ash, birch, hickory-pecan, walnut, Brazilian cherry, American cherry and vertical-grain fir. The most common dimension for new wood flooring materials is 2 ¼" x ¾", but other sizes are also available. Please ask to speak with one of our estimators regarding the characteristics of different wood species (color, durability, dimensional stability, etc.).<sup>1</sup>

#### PRE-FINISHED AND ENGINEERED FLOORING MATERIALS

There is an ever-growing number of pre-finished and engineered flooring materials available for applications where nail-down flooring is not appropriate. Some of these products are designed to be glued to the substrate, while others are designed to 'float' on a layer of closed-cell foam padding. Seattle Floor Service is a licensed retailer for many of these products, and we would be happy to make an appointment to show you the wide variety of styles and product choices.

#### MATERIAL STORAGE AND HANDLING

#### MATERIAL ACCLIMATIZATION

We prefer to store new wood on-site for at least one week prior to the installation to allow the wood to acclimatize to the temperature and moisture conditions of the house. This acclimatization will help minimize expansion and contraction in the future. We INSIST that the jobsite be maintained at a temperature no lower than 65 degrees Fahrenheit from the time the wood is delivered until the job is completed and new wood CANNOT be stored in a basement or garage – any exceptions to these requirements may risk the ultimate quality of the finished product, and will make it impossible for Seattle Floor Service to fully warrantee such a job.

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<sup>1</sup> See attached National Oak Flooring Manufacturers Association grading specifications.

## SEASONAL EFFECTS ON FLOORS

Seattle Floor Service cannot unconditionally guarantee against cupping or shrinkage of newly installed or previously existing floor boards; wood is a product of nature and as such reacts to environmental conditions. Newly installed floors may exhibit shrinkage during heating seasons, due to increased temperature and decreased relative humidity; areas directly above heating ducts will exhibit the greatest degree of shrinkage. Newly installed floors may exhibit expansion and slight cupping through the spring and summer months, when the relative humidity is higher; this may be more pronounced if the floor was installed over an uninsulated basement or crawlspace. If such seasonal climatic changes do affect your floor, time is often the best solution; such problems are often alleviated through the passing of a few seasonal cycles.

## MATERIALS DELIVERY

We do business with local distributors who conveniently make on-site deliveries; we **MUST** be certain that the job-site is accessible to the delivery person so that the wood may be **STORED INDOORS**.

Unfortunately, we are only given general delivery times (morning or afternoon), so we ask that our customers plan to meet the delivery person, leave a key somewhere on-site, or leave a door open. We require a 50% deposit before any materials will be scheduled for delivery.

## ON THE JOB-SITE

### INSTALLATION TIME

Most installations are of standard 2 1/4" x 3/4" tongue-and-groove hardwood boards, blind-nailed to the subfloor. A typical installation of two rooms totaling 400 square feet usually takes two work weeks; the floor is installed the first week, then finished the following week.

## SUBFLOOR QUALITY AND PREPARATION

New wood floors can be installed over a variety of surfaces; nail-down wood flooring requires a wood substrate or underlayment. The requirements for the most common types of subfloor systems are as follows:

- Over an existing wood floor: New flooring must run perpendicular to existing flooring.
- Over plywood: New flooring must run perpendicular to the floor joists.
- Over 1" x 8" shiplap laid at 45 degrees to the joists: new flooring must run perpendicular to the floor joists.
- Over 1" x 8" shiplap laid at 45 degrees to the joists with plywood on top: new flooring may run in any direction.
- Over linoleum on top of plywood: In some cases, linoleum may be left in place, and above guidelines followed in regards to the type of underlayment. If the addition of another layer of flooring will affect transitions or appliances in terms of height differences, the underlay may need to be removed. Consult directly with one of our estimators regarding installing new flooring over existing linoleum.
- Over particle board or oriented strand board (OSB) - We do not recommend the installation of nail-down flooring over these types of subflooring material. Neither material is approved as a subflooring material by the National Oak Flooring Manufacturers Association. The addition of a layer of 3/8" or thicker plywood will allow us to install new flooring without removing the particle board or OSB. New flooring installed over particle board or OSB cannot be fully guaranteed.
- Over cement - We recommend fastening a subfloor of two layers of 1/2" plywood over closed-cell foam to the slab, which will act as a nailing surface for solid nail-down flooring. There are also many engineered and pre-finished flooring materials which can be installed directly

over the cement slab. Consult directly with one of our estimators regarding the preparation of a cement slab for wood flooring installation.

## BASEBOARDS, DOORS AND THRESHOLDS

When installing new wood flooring in an older home, baseshoe or quarter round molding must be removed prior to installation of the flooring. The baseboards may often remain undisturbed, but consult with one of our estimators to determine whether your baseboards will need to be removed. New base trim should have a profile of at least ¾" to cover any expansion gaps which the installer must leave. Door casings and jambs may remain in place; the installer will undercut the bottoms to allow the flooring to run underneath. Areas adjacent to exterior doors are of particular concern; a professional door installer should thoroughly weather-proof the door itself, and install an appropriate weather-tight threshold.

In new construction and remodels, door casings and jambs should be in place, ¾" above the subfloor. The contractor or remodeler should plan for transitions between different flooring materials. **Please note that we do not cut doors.** Clearances for area rugs and doormats are the sole responsibility of the contractor or remodeler.

## KITCHENS

Installation of new wood flooring in kitchens has become very popular. Due to the nature of most kitchens (cabinets, islands, many corners, etc.), such jobs can be particularly complex and must be carefully planned. Whether you are adding wood flooring with your existing cabinets in place, or are installing new flooring in conjunction with a larger-scale remodel, we strongly encourage you to meet with one of our estimators on the job-site to discuss your floor installation in detail.

## CONSTRUCTION SITES

We understand that new construction and remodel projects can be messy; however, our work is of such a nature that we must minimize exposure to dirt and other contaminants. We **INSIST** that a job-site be swept clean prior to our arrival; we will not commence work if the area is not free of dirt and debris. On a site where other construction or remodeling is in progress, we require that any and all dust- and dirt-producing activities be halted before we begin coating a floor. Likewise, we require exclusive access to our work areas throughout the coating process; this will ensure that Seattle Floor Service can be solely accountable for keeping the finished floor contaminant-free. Any damages to the floor's surface which are caused by other construction activities will result in added repair charges, which will be billed at \$45 per man per hour plus travel time and any material costs. Superficial scratches can often be eliminated by an additional coat of finish, but deeper scratches or gouges often require re-sanding the floor. Seattle Floor Service cannot be held responsible for damages incurred by other contractors and their workers. We do not clean up after painters. In summation, a new wood floor is a significant investment, and proper planning and execution will ensure the best possible results.