

Hardwood Sanding and Refinishing



Sanding

Sanding an existing wood floor usually consists of approximately 3-4 passes with a big sanding machine. Sanding is done on a new install to prepare the floor for several coats of finish or a stain, or it is done to resurface and restore an existing wood floor.

Stains

Stains come in a variety of shades. They are designed to penetrate and seal the wood, while adding luxurious color. A coat of stain and two coats of finish (water, oil, etc.) are needed to complete a stain finishing job. A natural finish takes three coats of polyurethane with a sealer coat.

Finishes

Oil-modified urethane is generally the most common surface finish and is easy to apply. It is solvent-base polyurethane that dries in about eight to twenty-four hours, depending upon conditions.

Water-based urethane is a waterborne urethane that dries by water evaporation. These finishes are clear and non-yellowing. They have a milder odor than oil-modified finishes have, and they dry in about two to twelve hours, depending upon conditions. Water-based urethanes are generally more expensive, but are also more durable than oil-modified.

Sheen: There are several different types of finish to choose from, depending on the desired look: *High Gloss, Gloss, Semi-Gloss, and Satin (Matte)*

The Finishing Process

Generally, finishing a hardwood floor takes two coats applied over a period a few days, however, if humidity levels are high, it could take an additional day to complete the process.

After the floors are sanded and cleaned, we apply the first coat of either stain or sealer (depending upon the desired finish). We allow the coat to dry and then lightly buff the coat to knockdown the grain, and to create a surface that will allow the next coat to adhere properly. The first coat of polyurethane is applied and allowed to dry. The process is continued until both coats have been applied leaving a beautiful hardwood floor that will last for years.