

You are having your floor sanded

FPS uses the latest and best quality sanding equipment. All of our equipment has dust extraction, however there is always dust created during the process. It is unavoidable. Sanding machines are loud, our operatives wear ear defenders. You will not be able to work in or next to the area being sanded.

We would normally need a room to be completely cleared of furniture; it might be a good idea to remove curtains, delicate objects and pictures from walls. Kitchen cupboards can be taped shut with low tack masking tape. We don't disconnect or move electrical items. We are unable to move large specialist items, including pianos.

Where access is required through the areas being refinished (eg Hallways) please bear in mind that access will not be possible at certain times due to having wet finish on the floor. We will obviously discuss logistics and access with you to ensure your movements are restricted as little as possible. Lacquer has a drying time of approximately 4 – 6 hours per coat and oil 6 – 8 hours per coat. Drying times depend on heat and humidity and in cold damp conditions can take as long as 24 hours to dry. Curing time is long and finished floors should have 24 hours before returning furniture to site and you should allow 7 days before placing rugs.

Wooden floors are made from a natural material – wood. In more humid conditions the boards will expand and in drier conditions (for example in the winter, when the central heating is on) the boards can contract leaving gaps. Although we have various options for filling the gaps in the boards there is always the possibility that some gaps will come and go with the changing seasons. In some cases it may actually be best to leave the gaps unfilled.

Normally when the floor is sanded any nails are punched below the surface of the boards. The nail holes are typically filled using a mixture of the sanding dust and a special resin. However, some old nails may have rusted over the years causing an area of discolouration around the nail hole, which can not always be removed. Cuts and deep gouges may also prove to be too deep to be removed completely.

Sometimes there is light damage to painted skirting boards during the sanding process. And they may require touching up after the sanding process is finished.

Where possible floor colour and finish should be confirmed before work begins. In some cases it may be easier to put colour samples down on site to choose colours in situ. If this is the case you will be required to be available to view samples and confirm decisions to enable work to progress as planned.

We use 3 coats of Bona Lacquer or 2 coats of either Treatex or Blanchon Oil on our floors, which are considered to be the best in the industry. They are extremely hardwearing and scratch resistant; however any floor may be scratched. We recommend door mats at entrances to prevent grit from being trafficked into the area. Never slide furniture over your finished floor, always fit chair and table legs with suitable felt pads or castor cups to prevent damage. Some degree of damage is inevitable.

When your floor is new small scratches and nicks are more noticeable. Over time, as the surface wears in you go through a "pain barrier" once the floor has a few small knocks and bumps all over it looks better than when new, as wooden floors look more natural and at home with a little character. **Please see our separate sheet about care and maintenance.**