



**OZARK HARDWOOD FLOORING, INC**



## NEWLY INSTALLED UNFINISHED FLOOR CARE

Unfinished Hardwood makes a durable floor that can be walked on normally while the home is being finished. Since the floor must be sanded and finished, you don't have to be quite as careful with it during final construction as you would with a pre-finished floor or any other type of floor covering. There are a few things however that you can do to make sure that your floor will sand and finish beautifully so you can be proud of the floor for many years to come.

### **If your heat/AC was not installed and running when we installed the floor, you need to get this done ASAP.**

It must be on before we sand and finish the floor. We must have the home in the conditions that it will be lived in for proper finish curing. A lot of moisture is introduced into the home during construction...especially from the drywall mud and the paint. It takes some time for this to dissipate or be removed by heat/AC equipment. You do not want this moisture to soak into your hardwood. According to the National Wood Flooring Association, the Heat/AC **should** be on before the floor is installed, but in most new construction, it just doesn't happen. It is especially important to have the AC on from the months of May-September which are the humid months. A house that is closed up without AC during these humid months can get up to 90-110 degrees with humidity reaching 80%. This is not a good condition for hardwood flooring that has been kiln dried to approximately 8%. This can cause swelling and cupping of the hardwood. **We make very little dust when we sand and finish the floor.....** So if the AC/heating contractor balks at turning on the heat/AC please try to press them. If they need to call us, give them our number. Please try and get the HVAC on as soon as possible. This is very important.

On the same line, if your home is on a crawlspace, your crawlspace needs to be either well ventilated and dry or (even better) closed up and climate controlled. Many times, during early construction the crawlspace gets soaked. Then your sub-floor is installed and the moisture can't escape. If the exterior grading allows water to run under the crawlspace, this needs to be corrected. We do everything we can do to retard moisture coming up from under the crawlspace into the floor, including putting a special underlayment under the hardwood. But if you have a wet crawlspace, **moisture will migrate upward into the flooring.** Excess moisture under the crawlspace is a real problem on new construction and will cause many more problems in your home in addition to flooring problems, including eventually causing rotten joists or sub-floor, attracting insects and termites, and MOLD and mildew. If you have a wet crawlspace, at a very minimum, install 6 mil poly on the ground (seal the seams). If you have a VERY wet crawlspace, you may need to seal off your crawlspace and install a crawlspace liner. A dehumidifier or a climate controlled crawlspace may be necessary also. If you notice the floor cupping (run your hands across the boards) there is too much moisture in or under your house.

A very small amount of paint or stain on the floor will not be a problem. We sand the floor approximately 1/16 of an inch when the floor is finished. But do not pour or dump a large amount of paint anywhere on the floor. If an accident happens, wipe up the spill as soon as possible. A large amount of paint can soak into the grain of an open grained wood such as oak and force us to sand the floor deeper than necessary.

Dry any spills of water, soft drinks, etc. as soon as possible. Slight surface wetness will cause no harm and will dry quickly. You just don't want moisture to sit and soak.

Do not allow tile layers to mix mud on the hardwood. (believe it or not, I've seen this)

You may need to put down some felt paper in entrance areas if there is a large amount of traffic during wet conditions.

If you have any questions, please send me an e-mail or give me a call.

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