

## NEW FLOOR INSTALLATION

*Installation proposals taken from blueprints or other scaled drawings provided by Meyer Skidmore & Co. are preliminary only and must require site inspection for a final bid price. Any installation carpentry details not specified on our Proposal will result in additional time and materials charges as well as subfloor cleaning or repair. Installations requiring fingering or tooting in of floors are **good faith estimates only**. Your estimate is bid at on a minimum price for patching and you will be invoiced on actual time and materials.*

**Scheduling:** (based on work of approximately 500 sq. ft.)

- **INSTALLATIONS** take about two days, and should occur **before** cabinets are set, or trim carpentry is installed (i.e.: wood flooring should be installed before door jams and casings are set). The drywall, tape, texture, and primer painting for the walls and ceiling should already be completed.
- **SCHEDULING** of the work should be arranged at least three weeks in advance of the needed date. More notice may be required during the summer months. If your needs require an earlier date than we have available when scheduling, we will reschedule your job when changes occur in our schedule.
- **ARRIVAL TIME** is not something that we can be specific about. We ask that you hide a key, or bring a key to our office. We can provide a lock box to be used for this purpose.
- **AN ADEQUATE WORKSPACE** needs to be provided for our installation. Our carpentry tools will be used within the workspace to be installed. We need as little competition as possible with other trades. We will have to pull off the job if we find that paint or lacquers are being sprayed.
- **EXCESSIVE MOISTURE** needs to be eliminated from the workspace before the installation of hardwood flooring. Meyer Skidmore & Co. will make every effort to meet our customers scheduling deadlines, but it is the responsibility of the general contractor or homeowner to provide as dry of an environment as possible. Since our wood flooring materials are manufactured to between 6% and 9% moisture content, (much lower than most other building materials), the flooring can absorb moisture from a wet site. If this is the case, compression can occur and later cracks and unevenness can develop after heat is installed, or the house dries out.

**Preparation:**

- **REMOVAL** of existing floor coverings, cabinets, baseboard trim, undercutting jams and casings, bi-fold doors and hardware, plumbing fixtures, appliances, furniture, etc., is not included in our proposals (i.e.: any labor and materials not specifically detailed in on our proposal). It is nearly impossible to remove moldings without damaging the moldings or drywall, but if we need to remove them we will be as careful as possible. Undercutting of door jams is included in our bids for remodeling installation jobs.
- **BREAKABLE ITEMS** such as light fixtures that hang from walls or ceilings, pictures etc., should be raised out of the way or removed from our workspace. We need a clear work area. Meyer Skidmore & Co. is not responsible for broken items that have not been removed from the work area.
- **SUBFLOORS** need to be **marked** where the wood is to be installed. We need direction of flooring and the areas that are to be installed. We will install the wood across the joist unless instructed to do otherwise.
- **THE SUBFLOOR** should be **scraped** of joint compound and texture, swept clean, and should be flat at the joints. **CLEANING OF THE WORKSPACE** by our staff will be billed to the client in addition to the price accepted on our proposal. **REPAIR OF SUBFLOOR** judged to be in poor condition for installation or sanding of uneven plywood joints to flatten the subfloor may be required, and will also be billed on a time and materials basis.

**Additional Preparation/General Information:**

- **SUBFLOOR LEVELING** and elevations are the responsibility of the Owner/Contractor.
- **INSTALLATION OF A WOOD FLOOR** may require other needs, which are not included in our estimate. It is the owner/contractors responsibility to provide for other needs not included in our proposal. New moldings are often needed at cabinet toe-kick. It is not unusual to need some drywall repair with new flooring installation during remodeling.
- **ADEQUATE 110 Volt** electricity needs to be readily available. 220 volt is needed for sanding and finishing, within about 100 feet of work area.
- **DISHWASHERS**, trash compactors etc., may be blocked in place after our 3/4" flooring is installed. The customer is responsible for this possibility and for providing for the removal of these appliances for service or replacement.
- **VINYL FLOORING BACKINGS** sometimes contain asbestos fibers. Because of this we install new strip flooring over linoleum so as to not disturb these fibers. If removal is necessary, a specialist prior to removal must test old flooring.
- **NATIONAL STANDARDS** allow *random lengths* in unfinished and pre-finished flooring products. There will be some shorter boards in your new flooring, as this is what is available to us according to grade. Most strip flooring is 3/4" in thickness. We can provide you with some literature concerning National Oak Manufacturers Associations Standards.
- **3/4" T & G PLYWOOD** is our preferred subfloor material. *Squeaks* occur more readily when wood is installed over damaged wafer board.
- **TARPING AND/OR MASKING** should be provided by the homeowner, general contractor, or you can call our associates: ***Bite The Dust; they do tarping and cleaning (303) 657-4787.*** After screening is completed we will remove the tarping around the floor to be finished. This is to prevent dust and/or the tarp from falling into the wet finish. ***Please, do not mask base moldings, as our finishes may cause the tape to adhere to molding.***
- **PROTECT ALL SUBFLOORS** from wet work and any other sources of moisture. Don't track mud and moisture onto the subfloor. Moisture introduced into subfloors makes them swell, weakens the structure, makes the subfloor have uneven joints, and affects our flooring as discussed above.
- **BELOW GRADE INSTALLATION** of hardwood flooring is not recommended due to the high probability of moisture problems. There is no guarantee on this type of installation by our manufacturers. Slab on grade installations are also more frequently prone to moisture problems.
- **IN FLOOR RADIANT HEAT SYSTEMS** are discussed in a separate Product and Service Information Sheet. Wood floors are often specified for use over in floor radiant heat systems. There are a number of issues to be considered before selecting a wood floor for this application.
- **PROTECT UNFINISHED** floors after installation. Care should be taken against moisture being tracked in, or allowed on the floors. Damage of our flooring from misuse of tools, heavy items being dropped and over spraying of paint, texture and lacquer increases the difficulty of our work and will be cause for an additional charge. ***Meyer Skidmore & Co. is not responsible for protecting your floor after we have completed our installation.***
- **EXCESS MATERIALS:** Installations are bid on a job basis and extra materials stocked on the jobsite are the property of Meyer Skidmore & Co. Excess materials will be removed as soon as possible.
- **WHEN CHOOSING YOUR FLOORING** know that different species of woods react differently in our climate. Pine flooring, wide planking, maple flooring and other light colored or flat-grained woods have specific problems. Ask us, we will be glad to help you decide what is best for your expectations and situation.
- **COMMON SENSE:** We have compiled this information from our years of experience but we can't think of everything. You know your own situation better than we do, so please help us protect your home and valuables. If you have any questions please call and ask at (303) 444-1174.