

Historic™ Floor Company

Expectation Guide

What to expect during your Historic™ Floor wide plank floor installation.

1. **Time:** Most jobs take 5-7 days to complete weather permitting. Planks will be delivered to your home or business at least 5-7 days prior to the start of the job. A typical installation results in your boards running across the floor joist or sleepers. Jobs installed on concrete slab may run any desired direction. HFC's tongue and groove board lengths vary and are laid randomly to create an authentic, staggered look. Then stain and polyurethane are applied. If your floor requires distressing, please allow additional time. Please do not schedule events in your home or cut your time too close on the moving, visitors or other trades getting back in. It simply requires time to create heirloom quality floors.
2. **Acclimation:** Your wood planks must acclimate to the moisture in your home for at least 5-7 days before installation commences. Although our wood undergoes strenuous moisture requirements, we still recognize that many factors and conditions cause all wood to change in different homes. Your home or place of business should be fully enclosed, and interior climate controls operational for at least one week prior to installation.

It is also necessary that your sub-flooring be completely dry before installation. If new construction, consider a new moisture-resistant ¾" sub-flooring material called AdvanTech® to be installed as your sub-floors.

This material is usually priced less expensive than ¾" CDX fir. If the sub-flooring is not totally free of moisture your finished floors may experience "cupping" or "buckling". It is the responsibility of the homeowner to ensure that the home environment is dry, as HFC cannot be held responsible for this type damage. If this problem occurs on the finished floor it is because somewhere within your home moisture content was too high. If you fear there is a presence of high humidity in your home you may run a dehumidifier in your home prior to the scheduled start of the job, thus, eliminating excess moisture. HFC will use a moisture content meter when bidding your job so that you know if your joists and sub-floor are under 13%. Since our planking is kiln dried to between 6-9%, we will not install unless our planks and your sub-floor and joists are within 4% of the MC in the planking.

All drywall, cement board and masonry work should be installed and completely dry in new construction. These steps will limit ambient moisture and insure the least amount humidity and shrinkage between the

planks. Although this look is considered part of the charm of wide plank pine floors, HFC recommends these precautions to minimize any possibility of shrinkage.

As noted in the National Wood Floor Association's technical brochure A100, "the point of acclimating wood flooring before installing it is to allow the moisture content of the wood to adjust to the 'normal living conditions' at the jobsite [inside]—that is, the temperature and humidity conditions that will typically be experienced once the structure is occupied. Thus, it does no good at all—in fact, it is likely harmful—to store wood flooring at the jobsite under conditions that do not reflect those normal environmental [household] conditions." As you can see, it is important to take all precautions to eliminate moisture and allow wood to acclimate in your home prior to installation.

3. **Furniture & Miscellaneous Items:** HFC is not allowed to relocate or move any furniture or items due to the potential liability. All rooms where flooring is to be installed (including closets) must be void of all obstacles, including all clothing articles. All pictures, fixtures, window-dressings, blinds, floor vents, air-return grills, etc. should be removed that pose a potential threat. If we are installing in your kitchen, all appliances must be removed. Likewise, all interior doors should be examined closely and removed if they pose a potential risk of being in the way of laying flooring. Since the estimate does not include this work, any time required to perform these tasks will be added to the total. If you do not feel comfortable performing these tasks yourself, please ask us for a reference. We also recommend contacting a rough-in carpenter or a handyman that can assist in this type work. It is always a good idea to allow a skilled tradesman to re-install doors as they may need slight trimming at the bottom. This is to allow for the $\frac{3}{4}$ " (plank thickness) added in floor height.
4. **A Clear Jobsite:** Equally important to having a clear jobsite, free of all debris, furniture, etc., it is important to ensure that other tradesmen and contractors are not at the jobsite when your floors are being installed. HFC needs your home to be free of any/all foot traffic, dust, clutter, etc. Typically, we are the last on the jobsite except for trim/finish carpenters or painters (see Painting & Touch-up below).
5. **Mail & Deliveries:** Please make arrangements for US Mail and deliveries to be made to another location or ask you mail carrier to hold mail if you have a mail slot in your door. This is to prevent any paper products or packages from being deposited accidentally through the slot and onto freshly varnished floors.
6. **Barriers & Fire Alarms:** It is the homeowner's responsibility to securely hang plastic barriers (if you wish) to prevent fumes and dust from migrating into unwanted areas. To this point, fumes and dust have been

known to set off fire alarms. Most false fire alarms can cost a homeowner up to \$35! Make sure that all fire alarms are disconnected from their batteries until the job is completed. Furthermore, if your alarms are hard-wired, please tape off your alarms with plastic shopping bags to ensure they are not damaged or falsely set off. HFC cannot be held liable for false alarms.

7. **Electrical Service:** Please make sure that electric service is operational in your home during the time you are scheduled for your HFC install. In order to operate all of the sanding equipment needed to complete your job, we need both 110 volt and 220 volt with 15 amps minimum. We do not provide gas-powered generators at a job site due to the liability risks related to burns and injury as well as the noise and exhaust pollution generated.
8. **Ventilation:** We will need to be able to crack a few windows in your home during the drying process. Fresh air is required for breathing and so the polyurethane properly cures. Our finish dries by evaporation of the solvents contained within the finish—therefore, if the solvents cannot escape your home, the finish will not properly gas-out (dry). Therefore, please ensure windows open properly before we arrive on the job.
9. **AC & Heating:** Your air conditioning and furnace must be in working order since it is necessary to maintain a preferred household temperature of 70 degrees F during installation, stain and varnishing. Radiators can be left on during the entire installation and drying process as well. Failure to do this may result in an unsatisfactory final product.
10. **Painting & Touch-up:** Please consider having the painter apply their final coat to trim work after HFC has completed the installation of your new floors. Although we are very careful throughout the installation process, it may be necessary for you to conduct some paint touch-up work after our installation process is completed. HFC cannot be held responsible for repainting, so please make arrangements for this touch-up service after our departure.
11. **Home Availability:** Since most jobs take 5-7 days, it will be necessary for HFC to enter your home repeatedly during the installation process. Please arrange a convenient way for us to obtain a key. We recommend a “hide-a-key” box.
12. **Debris & Trash:** It is necessary that all nails, staples, tack stripping, carpet, tile, linoleum and any other obstacles and debris be removed and disposed of from the area to receive HCF wide plank flooring. If any of these areas are overlooked, we will have to charge for the time required to remove. Please be sure to provide yourself a dumpster if the trash volume from the gut work is more than your trash hauler normally removes.

Please contact us well in advance if you need the site prepared since most estimates will not include gutting and prepping the jobsite. Furthermore, we cannot remove vinyl tile that has the risk of containing asbestos. In most cases, it may be better to go over such materials with HFC's wide plank floors since both the state and federal government have strict policies on this type removal. Again, as clarification, trash generated from these activities is not included in the estimate and should be pre-arranged with a waste/refuse company.

- 13. Cracks, Squeaks & Seasonal Changes:** Although very slight and minimal (if ever)—gaps and cracks in your finished floor may come and go over the years. This, being the nature of all wood products, can happen if you are not regiment regarding maintaining a year-round, consistent humidity level in your home. Wide plank pine floors with an occasional slight crack between planks can add to the overall charm of reproduction antique floors. We do not fill these tiny spaces with wood filler should they occur since filler has the tendency to crumble over time. During excessive humid periods, the wood may have the slight tendency to swell any space between the planks. Likewise, during very dry periods, it is not uncommon for a few planks to want to slightly shrink. Although all HFC wide plank boards are kiln dried (and air dried) to between 6-9% MC (moisture content), it is the responsibility of each homeowner to stabilize the household humidity. To minimize the risk of seasonal changes that all wood products go through in a home, HFC recommends the installation of a humidity control system on your furnace from you trusted HVAC dealer. Homes that maintain an average level of 45-55% humidity will minimize these seasonal changes. HFC cannot be held liable for shrinkage and condition of boards after the delivery of planking to your home. By signing the HFC Estimate, customer agrees that the installed condition of the floors is considered characteristic of the nature of reproduction Historic™ wide plank pine floors.

HFC wide plank floors will not squeak much (if any) due to the fact that we glue and face-nail every plank as we install.

- 14. Clear or Distressed Planks:** All job Estimates reflect “clear” wood planking. “Clear” is the term we use to describe our pine planks that are installed the way we receive them from our mill—meaning they are smooth (more or less) and void of time-worn “bumps and bruises”. For homeowners that prefer a “distressed” finish (which replicates time-worn floors), we can perform distressing for an additional nominal fee that is not reflected in the Estimate. Please notify us if you want your floors distressed so that your Estimate properly reflects this conditioning process. Regardless, both clear and distressed planks will have random knots and natural imperfections, which do not affect the overall quality of the finished floors.

- 15. Stain and Polyurethane:** Although we can stain in any color you desire, our two standard colors closely replicate the amber-honey color of these early-American dwellings that came about after many years of everyday general human activity, heavy foot traffic and long exposure to sunlight. We accelerate (replicate) this look through our stains, which are a light, honey-brown tone (one slightly darker than the other), characteristic of floors that have aged for over 200 years.

Your HFC floor is sealed using our exclusive Antique Matte™ commercial-grade polyurethane. Polyurethane is an excellent choice for wood floors since it is resistant to stains and water. In order to minimize scratching and imperfections as much as possible, we use a matte finish rather than a gloss, semi-gloss or satin. Finishes with too much sheen tend to expose and accentuate every imperfection and scratch. Additionally, gloss finishes do not properly replicate the type floor finish (most commonly Tung oil) that would have been used in early-American dwellings. Our Antique Matte finish looks like a Tung oil finish, but, wears like a gymnasium, commercial polyurethane. We apply 2-3 coats of polyurethane on most floors, allowing the coats to completely dry before applying additional coats. Although drying times vary depending on the season and current weather conditions, we recommend a minimum of 24 hours before you are able to walk on the floors after the final coat. It is important not to walk on floors if they feel sticky or tacky in any way. DO NOT allow children, pets or toys (i.e. RC Cars), etc. to contact the floors until 24 hours has passed.

- 16. Move-in Tips:** After your HFC floors are installed and fully cured, it will be time to move furniture and personal belongings onto your new floors (making 100% sure the floors are not tacky or sticky in any way). We do not perform this service. Since it is important for the finish to breathe, we recommend that you do not place any type of area rug or carpet rugs on top of your new floors for at least 30 days. Doing so may cause the polyurethane to react to the oils in the fibers or padding. This can cause the finish to amber in color under these areas at a much-accelerated rate than the rest of the floors. We recommend you minimize rolling and no dragging or scooting of furniture on your new floors. It is always a good idea to utilize sheets of cardboard to prevent scratching. Use a dolly with inflated tires for moving heavy items across the floors. We recommend that reintroducing excessively heavy objects (such as a piano) be scheduled an additional 45 days later to allow the polyurethane to reach its maximum hardness.

- 17. Floor Care:** Please log onto the HFC website at historicfloorco.com for a full review of floor care. However, to summarize, it is best to simply dry mop your floors on a daily basis. HFC's Pine Floor Cleaner is good to use when damp mopping. Simply spray Pine Floor Cleaner on your dry mop making long (non-stop) passes up and down your floors. For excess spills or animal accidents a warm sponge that is well wrung out is best. Leaving

standing water on the floors for any long period of time is not recommended since excessive water can damage the floor. NEVER use harsh cleaning agents such as Comet®, SOS® Pads, Mop-N-Glow®, Murphy's® Oil Soap, etc on your floors.

18. Cancellations & Changes: Please contact us within 3 days of signing the Estimate if you wish to cancel a job. Please be sure to contact us at once with changes of any kind in scheduling. Also, please let us know at least 3 weeks prior to your scheduled install date if you wish to add a room. Please do not discuss changes with the job crewmembers since workers are constantly coming and going between various job sites and may forget to transfer important information. This information should be taken care of with your estimator to limit the risk of miscommunication, installation errors and potential billing mistakes. A 72-hour notice is required so we can rework our schedule if your jobsite is not quite ready. We may have to charge a work-stoppage fee of \$100 if we arrive at your jobsite and cannot begin working by 8 am.

19. Payment: A 50% deposit is required at the time you sign your Estimate. An invoice that reflects the balance will be mailed to your location address (as stated in the Estimate) unless otherwise stated on the Estimate. Your balance will be based on the original Estimate (less the 50% deposit), plus, any additional work performed at owner's direction, which was not included in the original Estimate. Terms are net 3 days on balances due. We do not accept partial payments or credit cards, but, to accept vouchers, checks or money orders. Lien wavers are available once job is paid for in full and will be mailed to your location address unless otherwise stated.