

## Recoating FAQ's

By Michael Purser,  
The Rosebud Company

### Can you recoat all wood floors?

Recoating is an option for all wood floors that have not been waxed with either a paste or liquid acrylic wax. The coatings manufacturers specifically recommend against recoating if either of these wax products have been used over a coating.

### How does the cost of recoating compare with a total sand and refinish?

It varies from one contractor to the next but usually it is about 1/3<sup>rd</sup> their price for a total sand & finish. This is a significant savings but the real icing on the cake is how quickly and cleanly the work can be done.

### I have badly damaged floors – gouges and indentations. Does recoating address these issues?

Recoating will not make deep scratches and indentations go away. It does help blend them in and create less contrast with the surrounding wood but they will still be visible. Most homeowners have found it to be a very good compromise and solution and have been pleased to accept this as opposed to sanding the floors.

### How do I make a good cost comparison between contractors offering this service?

- First, compare how they prepare the surface. Chemical cleaning is mandatory. Wood floors have a lot of contaminants on their surface and you must get them off or the new coating will not bond well to the wood.
- Second, compare the type of coating being used. Waterborne polyurethanes are head and shoulders above all other finishes on the market. They are more expensive but you will never regret having them on your floors.
- Finally, trust but verify. Ask for references and then make sure you check them out. There are a lot of companies out there that offer lower prices and usually their product is inferior. We have a 100% success rate with recoating and are happy to put you in touch with satisfied clients.

### How do I know if I need to have my floors recoated?

Recoating is a very cosmetic procedure. If you have an active lifestyle (children, pets, lots of entertaining) then most floors are ready to be recoated after about 10 - 15 years of use. You can usually see the evidence of wear in high traffic areas and in general a dull or lifeless look to the floors. You should expect and budget for a recoat if you are going through some remodeling simply because of the amount of wear and tear from the workers. And recoating a house before you put it up for sale has proven to be a real plus. Prospective homeowners get to see a fresh and rich look that generates a lot of positive feedback.

### We have used oil soaps over the years to clean our floors and I have been told this is bad if we need the floors recoated. Is this true?

It used to be. But with the cleaners that are now available, oil soaps pose no problem. I cannot over emphasize how important this initial cleaning is and why it is such an integral part of a successful recoating. Many companies simply unload a buffer and screen the floor and then make the application of finish. It is faster and cheaper but many times more risky and is the main reason for recoating failures.

# The Rosebud Company

Classic Wood Floor Refinishing and Restoration

## **How many applications of finish do you recommend?**

In high traffic and high use areas (kitchens, family rooms) I recommend two applications. In areas that see much less use, one is usually sufficient.

## **We recently removed an old carpet from a house we bought. The wood floors underneath look nice and we wanted to know if they could be recoated.**

Depends on how old the carpet is. If it has been down forty years or more, chances are there is wax on the surface and it cannot be recoated. Wax was a popular form of floor maintenance up until the 1960's. After that, you saw pretty much nothing but coatings being used.

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