

# Wood Floor Finish Comparison Chart

To meet the different aesthetic preferences of our customers we offer various types of finishes. To ensure your floor meets your expectations it is important to decide which finish you'd like before the job begins. Because each has its own pros and cons when it comes to convenience, maintenance, durability and cost, we've found that **most of our customers tend to chose the finish that most appeals to them visually.**

	<b>Waterborne Finish</b>	<b>Oil Modified Waterborne System</b>	<b>Oil Base Polyurethane</b>	<b>European Oil</b>
	Our fastest drying, lowest odor system used to keep floors light in color.	Our most popular coating system, it produces satin and semi-gloss finishes.	A cost effective finish, it is most often used for a higher gloss finish but is also available in semi-gloss and satin.	Used when customer prefers a more natural, matte finish and deep, rich color.
<i>Appearance</i>	Considered a "clear" finish that will brighten up older wood.  Other finishes will give dark woods like cherry & walnut a richer finish.	Warm tones and reflections.  Attractive "ambering" over time without heavy yellowing.  Very smooth finish on most woods.	A thick finish that creates a "Golden Glow."  Will "yellow" with age.  The most common finish over the last 20 years.	Finish is buffed into the wood producing a rich, hand-rubbed patina.  Floor completely retains its natural texture.  Floors darken rather than yellow over time.
<i>Durability &amp; Maintenance</i>	A hardwearing finish but 4 coats is recommended for better protection against wear through.  Not recommended on softwoods such as pine or fir.  Vacuum & damp mop with recommended cleaner.	Better resistance to scratching than oil base but not as thick so it requires 4 coats.  Optional commercial top coat is available for our hardest wearing polyurethane system.  Vacuum & damp mop with recommended cleaner.	Thickness of finish protects wood from wear-through.  Gloss is recommended as satin and semi-gloss) are more susceptible to scratching.  Vacuum & damp mop with recommended cleaner.	Low sheen hides scratches.  Red wine and heavy grease spills may require touching up.  Unique soap allows homeowner to "replenish" finish. Use of the soap is critical to performance.
<i>Convenience</i>	Our lowest odor, fastest drying system - each coat dries in 2-3 hours.  Multiple coats may be applied in one day, schedule permitting. Can safely move furniture onto floor in a few days.	Moderate fumes when compared to oil based system.  1 <sup>st</sup> and 2 <sup>nd</sup> coats dry in 8 hours. Top coats dry in 3 hours. Can safely move furniture onto floor in a few days.	8-12 hour dry time and heavy odors can limit use of house during the job.  Very easy to damage until fully cured (at least 2 weeks following final coat, 4 weeks in cool or humid conditions).	6 hour dry time. Fumes aren't too offensive as manufacturer uses high quality mineral spirits (zero VOC).  Colored Oils available: floor does not need to be stained to change natural color of wood.
<i>Upgrade Cost</i>	\$0.35/SF (3 coats) \$1.20/SF (4 coats)	\$0.85/SF (4 coats) \$1.20/SF (commercial)	(3 coats included) \$0.70/SF (4 coats: softwoods)	\$1.50/SF (conditioner + 3 coats)



# The Coating Process

\* Below is an illustration of a typical schedule for our finishes (larger jobs may take longer than 6 days). Dry times are for adequately ventilated & heated job sites. **If a color other than the natural wood is desired, a stain can be applied prior to the first coat - allow an additional 1-3 days.** Please see our maintenance documents for more information.

	<b>Day 1-3*</b>	<b>Day 2-4</b>	<b>Day 3-5</b>	<b>Day 4-6</b>	
<b>WATERBORNE FINISH</b> <i>(satin to semi-gloss finish)</i>	<b>1<sup>st</sup> Coat</b> Floors are sanded then sealed with waterborne sealer.	<b>2<sup>nd</sup> Coat</b> Light sanding and then waterborne polyurethane is applied.	<b>3<sup>rd</sup> Coat</b> Light sanding and then waterborne polyurethane is applied.	<b>4<sup>th</sup> Coat</b> Light sanding and then waterborne polyurethane is applied.	Replace furniture   48 hours Floors may be cleaned, rugs replaced   72 hours
	<b>DRY TIME:</b> 2-3 hours	2-3 hours	2-3 hours	2-3 hours	
<b>OIL MODIFIED WATERBORNE SYSTEM</b> <i>(satin to semi-gloss finish)</i>	<b>1<sup>st</sup> Coat</b> Floors are sanded then sealed with a quick dry oil based sealer.	<b>2<sup>nd</sup> Coat</b> Light sanding and oil based sealer is applied.	<b>3<sup>rd</sup> Coat</b> Light sanding and O.M.W. Polyurethane is applied.	<b>4<sup>th</sup> Coat</b> Light sanding, then O.M.W. Polyurethane or optional catalyzed commercial top coat is applied.	Replace furniture   48 hours Floors may be cleaned, rugs replaced   72 hours
	<b>DRY TIME:</b> 6-8 hours	6-8 hours	4-6 hours: standard 2-3 hours: commercial	4-6 hours: standard 2-3 hours: commercial	
<b>OIL BASED POLYURETHANE</b> <i>(gloss finish, with satin and semi-gloss options)</i>	<b>1<sup>st</sup> Coat</b> Floors are sanded then sealed with a quick dry oil based sealer.	<b>2<sup>nd</sup> Coat</b> Light sanding and oil based polyurethane is applied.	<b>3<sup>rd</sup> Coat</b> Light sanding and oil based polyurethane is applied.	<b>4<sup>th</sup> Coat</b> Oil based polyurethane is applied.	Replace furniture   72 hours Floors may be cleaned, rugs replaced   2 weeks
	<b>DRY TIME:</b> 6-8 hours	6-8 hours	6-8 hours	6-8 hours	
<b>EUROPEAN OIL</b> <i>(matte finish)</i>	<b>1<sup>st</sup> Coat</b> Floors are sanded & natural or colored oil is buffed into the floor.	<b>2<sup>nd</sup> Coat</b> Oil is buffed into the floor.	<b>3<sup>rd</sup> Coat</b> Pine or optional. Oil is buffed into the floor.		Replace furniture   48 hours Floors may be cleaned, rugs replaced   1 week
	<b>DRY TIME:</b> 6-8 hours	6-8 hours	6-8 hours		