

THE SECOND SEARCH · REFINISH VS REPLACE

KEEP THE WOOD OR START AGAIN?



Most Toronto and Buffalo floors that look finished are not finished. They are wearing a tired coat.



ECOWOODS

SEARCH NARRATIVE 02 · DECISION

SAME HOUSE. LIGHT MAPLE, THEN THE STAIN. THAT IS A REFINISH.



Before · Maple, Vaughan



After · the same architecture

THE DECISION, IN ONE PAGE

Across Toronto, Vaughan, Markham and Buffalo the search is identical: is it cheaper to refinish or replace? Yes — when the wood is still wood. No — when the damage is in the board, not the coat. A 1,000 sq ft refinish at \$4.75–\$7.50 is \$4,750–\$7,500. Replacing the same area at \$11–\$18 is \$11,000–\$18,000 before removal.

Refinish when

- The floor is real hardwood and structurally sound.
- Damage is scratches, dull finish, faded stain, light discoloration.
- Solid boards still have sanding life (typically several cycles).
- Engineered wear layer is thick enough for the cut (ask; measure).
- You want the same plank width and the same house character.

Replace when

- Water damage, rot, or boards that have cupped past flattening.
- Pet urine through the board, not just the finish.
- Wear layer too thin — engineered that has already been sanded out.
- You want a different width, species or pattern.
- More than about 30% of the field needs board replacement.



A third option exists

Selective plank replacement, then a full sand of the field. Isolated water stains and broken boards do not automatically condemn the floor. Boards come out first. Colour is matched. Then the whole room is refinished as one surface. That sequence is the job — not sanding over the damage.



THE OTHER QUESTION HIDING UNDER REFINISH

“Dustless” is the word people search. What they mean is: can we live here while you work? Dust from sanding is respirable and travels through the building. Containment is a system — extraction at the machine and a sealed barrier at the room — not a vacuum clipped to a sander.

Most clients sleep at home

Containment is struck and rebuilt every shift. The space is handed back usable at the end of the day.

The constraint is cure, not dust

“Dry to walk on” is not the same as cured. The scope states the difference and the restrictions.

Four machines, in order

Belt, edger, planetary, buffer. A missing machine is a different floor with the same invoice title.

Screen vs full sand

Screen & recoat keeps the colour you have. Full sand is how you change it.

REFINISH QUESTIONS, ANSWERED IN THE WORDS THEY ARE ASKED

Is refinishing worth it?

When the wood is sound, it is usually less than half the cost of replacement and keeps the original floor buyers already value.

How often should floors be refinished?

Often 7–10 years in a lived-in house. Hallways and kitchens sooner. A screen & recoat can stretch a good finish.

Can engineered be sanded?

Yes, if the wear layer is thick enough. A 2 mm face is appearance. A 3–6 mm face can take a cut. We measure before we promise.

Will the new stain match the stairs?

Only if stain is mixed against the finished floor, not a sample card. Treads take colour at a different rate.

Do I have to move out?

Most refinishing clients stay. Plan around cure on finished rooms, not around a dust cloud.

How long does a refinish take?

A main floor is typically days, not weeks. A single stair flight is often a day of sanding plus the finish schedule.

What finish do you use?

Named in the scope. Waterborne two-component on most Toronto jobs. Tannin-buffered systems on white oak.

Who sands the floor?

Salaried Ecowoods employees. Not a crew that changes on Tuesday.



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HARDWOOD FLOORING INC.

Refinish the coat when the wood is still wood. Replace the board when the damage is in the board. Anything else is a guess dressed as a quote.

TELEPHONE (647) 244-5156

EMAIL services@ecowoods.ca

SHOWROOM 32 Norfield Crescent, Toronto, ON M9W 1X6

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