

Bellingham Floor Pros

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Floor repair in Bellingham

Diagnosing moisture, matching old wood and knowing when to sand instead

WHAT IT RUNS HERE

Floor repair and board replacement in Bellingham runs \$330 to \$1,650 per project. That covers cutting out damaged boards, fitting replacements and blending the finish. The number moves with how many boards are involved, how hard the species is to source, and whether the water that caused the damage is still active. Find the source before you fix the wood, or you pay for the repair twice.

Free estimate, written scope
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What matters most

- Floor repair and board replacement runs \$330 to \$1,650 per project in Bellingham.
- Hardwood flooring lives at 6 to 9 percent moisture content, and NWFA allows no more than 4 percent difference from the subfloor.
- A cupped floor should not be sanded until the flooring and subfloor moisture content stabilize.
- Washington code requires six mil black polyethylene over crawl space soil, lapped 6 inches at the joints.
- Laminate cannot be sanded or refinished, so damaged planks get replaced at \$3.85 to \$7.15 per square foot.

THE NUMBERS

Repair pricing in Bellingham and the scopes it can turn into

SCOPE	WHAT IT COVERS	BELLINGHAM RANGE
Floor repair and board replacement	Cutting out damaged boards, fitting replacements, sand and finish blend	\$330 to \$1,650 per project
When the repair becomes a room sand	Blending across a whole room or floor rather than stopping at a doorway	\$3.85 to \$6.60 per square foot, or \$2,000 to \$4,950 per project
Subfloor repair	Sistering joists, replacing soft sheathing, plywood overlay under the finish floor	\$5.50 to \$13.20 per square foot
Moisture mitigation	Crawl space ground cover and drainage work, or slab moisture control	\$880 to \$2,750
Hardwood replacement	New material when there is no wear layer left to sand	\$8.80 to \$15.40 per square foot, or \$13,200 to \$30,800 whole home
LVP or laminate plank replacement	Swapping damaged planks, including glue-down removal and adhesive cleanup	\$4.40 to \$11 per square foot for LVP, \$3.85 to \$7.15 for laminate
Tile replacement	Raking grout, removing cracked tile, chiseling thinset, resetting and matching grout	\$11 to \$27.50 per square foot, or \$3,100 to \$7,150 for a typical kitchen

Sourcing the matching material and blending the finish drive repair cost far more than the number of damaged boards does.

What it costs

Floor repair and board replacement runs \$330 to \$1,650 per project in Bellingham. Sourcing matching material and blending the finish drive the number more than board count does.

- Subfloor repair: \$5.50 to \$13.20 per square foot
- Moisture mitigation: \$880 to \$2,750
- Full replacement: \$8.80 to \$15.40 per square foot

Find the water first

Repairing before the source is fixed produces a matching set of damaged boards a year later. Work appliances, plumbing, the crawl space and the building envelope in that order.

- Cupping along a cabinet run points at the dishwasher
- Hardwood flooring lives at 6 to 9 percent moisture content
- NWFA allows no more than 4 percent difference from the subfloor

Repair or refinish

Repairs win on contained damage away from the main sight line. Sanding the room wins once the damage passes about a quarter of the floor area.

- Refinish: \$3.85 to \$6.60 per square foot
- A blend can stop at a doorway or a threshold
- No sanding below 3/32 inch of wear layer

How the swap is done

Stagger the end cuts, plunge cut to exact board thickness, chisel the middle out, clear the old fasteners, then drop in a replacement with the bottom groove lip removed.

- Adhesive in the joint, not face nails alone
- Set and fill any face nails
- Acclimate replacement stock before installing

Matching old fir

Bellingham's pre-war neighborhoods sit on vertical grain old-growth Douglas fir. New-growth fir has wide soft rings and reads as a patch even with a perfect color match.

- Reclaimed stock from regional salvage is the fix
- Match grain orientation before matching color
- Color match on old floors is best-effort

Look under the floor

Springy boards, a dip in a line and traveling squeaks are structure problems. A squeak over an accessible crawl space can often be shimmed from below without touching a finish board.

- Washington code: six mil black poly over crawl space soil, lapped 6 inches
- Crawl space vent area 1 square foot per 300 square feet
- NWFA minimum 5/8 inch CDX over joists at 16 inches on center

Other flooring types

Click-lock LVP is the most repairable floor in a house if you kept attic stock. Laminate cannot be sanded because the wear layer is a printed film.

- LVP replacement: \$4.40 to \$11 per square foot
- Laminate: \$3.85 to \$7.15 per square foot
- Tile: \$11 to \$27.50 per square foot installed

Preventing the next one

Inspect the crawl space in February when problems show. Put leak detectors under the dishwasher, behind the fridge and at the washer.

- Hold indoor humidity at 30 to 50 percent
- Walk-off mats at every door, 168 rainy days a year
- Keep a box of your flooring stored inside

Run through this before you book a floor repair

- ☐ Water source identified and fixed, with the appliance, plumbing or crawl space cause named.
- ☐ Moisture meter readings taken on both the flooring and the subfloor, in the damaged area and in a dry area of the same room.
- ☐ Crawl space inspected in a wet month for torn ground cover, standing water or a dryer venting inside.
- ☐ Wear layer confirmed at a floor register, with at least 3/32 inch of wood above the tongue if a blend sand is planned.
- ☐ Species, grain orientation, width and thickness of the replacement material spelled out on the estimate.
- ☐ Acclimation time for the replacement stock stated in days before installation.
- ☐ Blend boundary agreed in advance, whether the finish stops at a doorway or carries across the room.
- ☐ Stain match approved on a sample board in your own light before the patch gets coated.
- ☐ Color match described as best-effort in writing on any floor over about 30 years old.
- ☐ Subfloor allowance priced in case the damage runs deeper than the finish floor.
- ☐ Contractor registration, bond and insurance checked at secure.lni.wa.gov/verify.
- ☐ Warranty terms in writing, separating workmanship from wood and finish color match.

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