

Bellingham Floor Pros

UPDATED 2026-08-04

Subfloor repair and moisture control in Bellingham

What the work costs, what the readings mean, and what to ask before you sign

WHAT IT RUNS HERE

Subfloor repair in Bellingham runs \$5.50 to \$13.20 per square foot, and moisture mitigation runs \$880 to \$2,750. The scope depends on whether a crew is replacing sheathing, sistering joists, or sealing a damp slab. Whatcom County crawlspaces stay wet most of the year, so the moisture readings taken before demolition usually set the price more than the square footage does. Call (360) 873-5667.

Free estimate, written scope
<https://bellinghamfloorpros.com/guides/subfloor-repair>

(360) 873-5667

START HERE

What matters most

- Subfloor work in Bellingham runs \$5.50 to \$13.20 per square foot, and slab moisture mitigation runs \$880 to \$2,750.
- Washington code allows crawlspace ventilation of 1 square foot per 300 square feet of floor area, dropping to 1 per 1,500 when the ground is covered with a Class I vapor retarder.
- Six mil black polyethylene lapped at least 6 inches at the joints and run to the foundation wall is the code minimum ground cover.
- Serious wood decay needs framing above roughly 30 percent moisture content, so dry wood at or below 20 percent is the target.
- Tile needs a floor system rated at least L/360 before any underlayment goes down.

THE NUMBERS

Bellingham subfloor and moisture pricing, plus what goes back on top

SCOPE	WHAT IT COVERS	BELLINGHAM RANGE
Sheathing replacement	Tear out failed subfloor panels, new plywood or OSB glued and screwed to the framing	\$5.50 to \$13.20 per sq ft
Joist sistering and blocking	Full length sisters, blocking between joists, fastening and bearing corrections	\$5.50 to \$13.20 per sq ft
Crawlspace ground cover	Six mil black poly lapped 6 inches, run to the foundation wall, vents cleared	\$5.50 to \$13.20 per sq ft
Slab moisture mitigation	Membrane or resin system meeting ASTM F3010, applied and cured before flooring	\$880 to \$2,750 per project
Board level floor repair	Damaged boards or planks replaced where the structure below is sound	\$330 to \$1,650 per project
Hardwood over a repaired subfloor	New solid or engineered wood, installed and finished	\$8.80 to \$15.40 per sq ft
LVP over a repaired subfloor	Luxury vinyl plank, installed	\$4.40 to \$11 per sq ft
Tile over a repaired subfloor	Membrane, tile or stone, setting materials and grout	\$11 to \$27.50 per sq ft
Carpet over a repaired subfloor	Pad, carpet, power stretched and installed	\$3.85 to \$8.80 per sq ft

Access drives the number more than area does, and a tight crawl hatch or 16 inches of clearance can add days to the same square footage.

The numbers

Subfloor repair in Bellingham runs \$5.50 to \$13.20 per square foot. Slab moisture mitigation runs \$880 to \$2,750 per project. Board level repair where the structure is sound runs \$330 to \$1,650.

- Access and clearance move the price as much as area does.
- Subfloor scope belongs on its own line with its own unit price.
- Nobody can price hidden damage before the floor comes off, so ask for a unit rate on additional repair.

What Bellingham does to a floor

Just over 36 inches of rain a year, with November at 5.43 inches, December 4.88, and January 4.84. Whatcom County sits in the 4C marine climate zone, cool and damp for most of the year.

- Serious decay needs wood above about 30 percent moisture content.
- Well dried framing sits at or below 20 percent.
- Decay slows below 50 degrees and above 95, and Bellingham spends spring and fall in between.

Crawlspace rules worth knowing

Washington requires at least 1 square foot of net ventilation opening per 300 square feet of crawlspace, dropping to 1 per 1,500 where the ground is covered with an approved Class I vapor retarder.

- Ground cover is six mil black polyethylene or approved equal.
- Joints lap 6 inches minimum.
- The sheet runs out to the foundation wall, not just to the middle.

Signs to look for

Twenty minutes with a flashlight tells you most of what a crew will find.

- Cupped boards mean moisture from below.
- Soft spots near toilets, dishwashers, and exterior doors mean sheathing.
- Tile cracks that line up straight are following a joist or a panel seam.
- Nail heads telegraphing through carpet mean the panel is moving.

The moisture thresholds

Wood subfloors get 20 test locations per 1,000 square feet, flooring gets 40 readings per 1,000 square feet.

- Strip flooring under 3 inches wide: no more than 4 percent difference from the subfloor.
- Plank 3 inches and wider: no more than 2 percent.
- Concrete: ASTM F2170 probes, three for the first 1,000 square feet plus one per additional 1,000.
- Mitigation membranes under resilient flooring should meet ASTM F3010 at 0.1 perms or less.

Structure and flatness

Tile sets the bar at L/360 floor rigidity before underlayment. Sistered joists run bearing to bearing, match the original depth, and get structural screws or bolts staggered every 12 to 16 inches.

- 5/8 inch CDX plywood at 16 inch joist spacing, 3/4 inch at 19.2 inch spacing.
- Flatness of 1/4 inch in 10 feet for longer fasteners, 3/16 inch in 10 feet for thinner material.
- Failed bearing, sunken posts, or foundation movement go to an engineer first.

What belongs in the bid

Washington contractors register with Labor and Industries. General contractors post a \$30,000 bond, specialty contractors \$15,000, with liability coverage of at least \$200,000 public liability and \$50,000 property damage or \$250,000 combined single limit.

- A separate subfloor line with a unit price for additional repair.
- Named moisture testing with a stated acceptance number.
- Asbestos determination, required before any Whatcom County remodel or demolition.
- EPA lead certification on pre-1978 homes.
- Written change orders with photos and a price before extra work happens.

After the crew leaves

The long term fix is drainage. Most crawlspace moisture here is surface water that never should have reached the building.

- Extend downspouts past the foundation.
- Keep grade sloping away from the stem wall.
- Clear vents in April and again in October.
- Inspect the crawlspace once a year with a flashlight.

Twelve things to check before you sign a subfloor bid

- ☐ Open the crawl hatch and look for standing water, torn plastic, or bare dirt.
- ☐ Confirm the ground cover is six mil black poly, lapped at least 6 inches and run out to the foundation wall.
- ☐ Count the crawlspace vents and check that none are blocked by insulation, storage, or overgrown shrubs.
- ☐ Walk every room in socks and put tape on the spots that give under your weight.
- ☐ Look at your hardwood edge on in raking light. High edges mean moisture is coming from below.
- ☐ Ask which moisture test the crew will run, at how many locations, and what number they hold to.
- ☐ Ask for the subfloor scope as a separate line with a unit price for additional repair.
- ☐ Ask whether an asbestos determination is included if the building or the old flooring predates the mid eighties.
- ☐ Confirm the firm is EPA lead certified if the house was built before 1978.
- ☐ Verify registration, bond, and insurance through Washington Labor and Industries before you sign.
- ☐ Get the change order process in writing, with photos and a price before any extra work starts.
- ☐ Walk the outside of the house and note where every downspout discharges.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(360) 873-5667

bellinghamfloorpros.com

Bellingham Floor Pros · Bellingham, WA

Full guide: <https://bellinghamfloorpros.com/guides/subfloor-repair>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.