ROSE *and* THORN

FLOORING

FOR STRATA & PROPERTY MANAGERS · WHITE ROCK, SOUTH SURREY & LANGLEY

Repairs and turnovers, done right the first time.

Clear written scopes and tidy work in occupied buildings, from one damaged board to full suites and stairways.

2 days	1 day	3–5 days	2 years
to measure	for a written quote	for most installs	workmanship guarantee

Typical building jobs

1-bedroom turnover, vinyl plank About 550 sq ft, supplied, old floor removed	$4,350–$6,550
Board or water-damage repair Matched boards, no full-room replacement	from $500
Stairway re-cover Per step, plus nosings and material	$100–$175 / step
Levelling and floor prep Self-levelling per bag; grinding high spots $100 / hr	$100 / bag

Estimates plus GST. Final price after a free measure; subfloor condition can change it. Minimum job $500.

OUR OFFER TO YOU

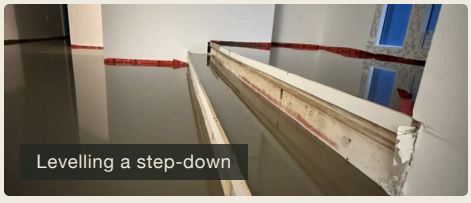
A free written condition note on one common-area floor or stairway in your portfolio.

Good to know for strata work

- **Approval comes first.** Most strata bylaws need written approval to replace a floor, and many set a sound rating for the underlay. We supply the product specs, and there's a free approval letter at roseandthornflooring.com/condo-strata-flooring.
- **Built before 1990?** Old vinyl and adhesive can contain asbestos. WorkSafeBC requires testing before it's removed.
- **Occupied buildings.** We work to your building's rules: elevator bookings, quiet hours and protected common areas.
- **Paperwork on request.** Certificate of insurance and WorkSafeBC clearance letter, plus photos of the finished work.

12 years in flooring · Insured, with WorkSafeBC coverage. Carpet, tile and painting coordinated through trusted trade partners.


Board repair


Levelling a step-down


Landing edge



Brody Rose

Owner · Rose and Thorn Flooring

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Call or text · brodyrose@roseandthornflooring.com

roseandthornflooring.com · Serving White Rock, South Surrey & Langley

See our work