



MAINTENANCE GUIDELINES

NATURALLY OILED HARDWOOD FLOORS

General Advice



Clean regularly



Wipe up
spills
immediately



Use mats at
all external
doors



Avoid sharp
objects



Do not install in
damp rooms



Use protective
felt pads



Use protective
mats

1. Preventing damage

Do

- ✓ Clean the floor regularly to remove all dirt and grit
- ✓ Wipe up any spills immediately
- ✓ Use sturdy mats both internally and externally at all exterior access doors to stop as much dirt as possible from entering the building
- ✓ Ensure all furniture is fitted with protective felt pads
- ✓ Periodical inspection of furniture pads should be carried out to ensure they are still intact and do not have a potential to damage the floor
- ✓ Cover floors with a suitable protective material during any construction or improvement works
- ✓ Carry out additional cleaning following construction works to remove sand, dust and other materials that have the potential to cause irreparable damage
- ✓ Avoid exposure to sunlight for prolonged periods of time by using curtains or blinds to reduce direct sunlight to the floor during peak sunlight hours
- ✓ Use protective mats under all office chairs
- ✓ Keep the ambient temperature of the room at 18-20°C
- ✓ Keep the relative humidity of the room at 45-60%
- ✓ Use a humidifier in heating season to maintain the optimum relative humidity of the room

Don't

- X Use a wet mop to clean the floor, only ever use a damp mop
- X Allow any liquid to stand on the floor
- X Slide heavy furniture or objects across the floor as this could cause irreparable damage
- X Use rubber or latex protective pads/mats as they have the potential to permanently stain the floor
- X Use steam cleaners on the floor
- X Use abrasive cleaners as these may damage the floor
- X Use cleaners not recommended for oiled hardwood flooring
- X Allow sharp objects to come into contact with the flooring as this can cause scratches and other permanent damage

2. Initial treatment of newly installed floors

Naturally oiled floors need an initial care treatment following installation with a suitable maintenance oil - this is to protect the edges and joints in the floor from humidity and dirt.*

Application

- Ensure the floor is clean and dry.
- Only ever use a maintenance oil that is suitable for naturally oiled hardwood floors and always follow the manufacture's guidelines.
- Apply the oil with a lint-free cotton cloth, spray bottle, or a buffer and white pads.
- Polish the surface with lamb's wool pads after application to ensure floor is evenly saturated with the oil.
- Polish until there are no longer any streaks visible.
- Let the floor dry for 8-12 hours with good ventilation.
- Keep traffic over the floor low during the first 8-10 days following installation & initial care treatment and avoid any damp cleaning during this time.

*applying an initial care treatment to floors finished with Natural Oil Protect following installation is beneficial, but not essential.

3. Ongoing cleaning and maintenance treatment

- It is usually sufficient to keep your floor clean using a vacuum cleaner or soft brush to remove any dust and debris.
- When required, light cleaning with a damp mop and floor soap can be carried out.
- You should only use a natural floor soap suitable for naturally oiled hardwood floors and always use in accordance with the manufacturer's instructions.
- At times when the floor becomes extremely dirty it may be necessary to carry out an intensive cleaning of the floor. This should still be carried out with a damp

mop, but a higher concentration of natural soap cleaner or intensive cleaning product might be necessary.

- As with all cleaning actions, the cleaner should be suitable for naturally oiled hardwood floors and if a higher concentration is needed, this should still be within the manufacturer's guidelines.
- Naturally oiled floors will need to be treated with a maintenance oil occasionally to maintain protection of the floor and to refresh the floor's surface.
- To carry out the maintenance oiling process, follow the above instructions for applying the initial care treatment to newly installed floors (point 2).
- When carrying out a maintenance oiling treatment on hard wax oil floors, it is necessary to select a suitable hard wax oil and to use a buffer machine for application. The use of a buffer machine will help melt the wax element so that the oil can penetrate the wood's surface, leaving the wax to harden on top and provide a durable protective layer.
- Below is a table with suggested timescales for cleaning and maintaining your hardwood floor based on the level of traffic it will experience, but this is a guide only and the frequency of cleaning and maintenance treatment will depend entirely on traffic and visual appearance.

	Natural floor soap	Maintenance oil/wax	Intensive cleaner
Intensity of use	Everyday cleaning	Everyday care	Thorough cleaning
Floors in rooms which are not intensively used e.g. living rooms, bedrooms	Every 5-7 days	2 times per year	According to visual assesment
Floors in areas which are used with average intensity e.g. stairs, hallways, office spaces	Every 3-5 days	2-4 times per year	According to visual assesment
Floors in areas which are intensively used e.g. restaurants, shops, schools	Every 1-3 days	Once every 3 months	According to visual assesment

These maintenance instructions are based on our experience and years of supplying hardwood floors. They are intended for your support. Atkinson & Kirby will not take any responsibility for misuse.

www.akirby.co.uk

V3 April 2019