

Maintenance Guide

Unfinished Wood Floors

Preparation and Finishing

Havwoods unfinished timber floors require sanding and the application of a surface finish prior to usage of the floor area.

All adhesives must be fully cured prior to sanding of the floor surface. The level of sanding necessary will be dictated by the subfloor level and the desired finish, generally a P60 or P80 grit belt or multi-headed disc sander will be used for the initial sanding. After the initial sanding, the floor will be filled with a 'mix and fill' type filler using the sawdust from the first sanding. The floor will then be sanded throughout with a P100 or P120 grit and vacuumed of any residual dust or other contaminants from the surface.

The chosen finish (oil, hard-wax oil, lacquer etc.) can then be applied to the flooring via the manufacturer's stated method and guidelines. Havwoods recommend the Marldon range of Hard-wax oils for most types of usage. For finishes other than Hard-wax Oils use the manufacturer's recommended cleaning and maintenance regime.

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Havwoods timber floors finished with a hard-wax oil finish have oils and waxes which are held within the surface of the wood itself to allow you to be as close to the natural material as possible. Correct Application of Hard-wax oil finishes will ensure saturation of the surface and leave the floor ready to tackle the wear and tear of day-to-day life. Because wood is a natural material, it will react to the environment it is installed in – dry environments will cause a floor to lose moisture and humid environments will cause moisture to be gained. Using the correct cleaning products allows a wooden floor to adapt to its surroundings while still looking and performing as required.

N.B. Videos are available on the Havwoods.com website demonstrating floor maintenance.

Preventative Maintenance

Abrasive particles of dirt and grit trafficked on to a wooden floor can be very abrasive and seriously shorten the lifespan of any treatment. The floor's surface will quickly become dull due to scratches and the wood may be affected by the ingress of moisture and stains. Matting placed at external entrances is essential in prolonging the appearance and life of the floor, whilst reducing the frequency of refurbishment. It is important that matting is of a type which can remove grit and absorb moisture.

Matting should be large enough to allow two steps across it but, as a general recommendation, the mat should be as large as practical and be regularly cleaned.

It is also very important to ensure that the floor is protected from moveable furniture, such as tables and chairs, and a simple solution to this is to protect the floor by applying felt furniture feet to underside of the furniture legs. Regularly check and clean the felt feet to avoid / reduce embedded grit or particles from scratching the wood surface.

Further product information and technical support is available from Havwoods International.

Installation and Warranty: All Havwoods floor must be installed by a competent installer who will have the necessary skills and take individual site circumstances into account. Havwoods warranty will apply only to floors which have been installed by a competent flooring installer comparable to BS8201 in the UK or equivalent standards worldwide.

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Looking After Your Floor

An effective maintenance programme will keep the floor clean and looking as good as possible. The following information is designed to provide a starting point for such a programme and is appropriate for both commercial and domestic floors. However, all floors are unique and will require individual assessment because the factors affecting them will vary. Changes in traffic levels and seasonal changes will also need to be taken into consideration, for example, additional matting may be required during periods of snow or heavy rain. The frequency of any maintenance should reflect the use of the floor and should be altered accordingly.

Havwoods timber floors treated with a Hard-wax oil finish celebrate the texture and character of a natural wood floor by impregnating the surface of the timber with natural oils and waxes to nourish and protect the flooring. Every piece of timber is subtly different in its density and structure and it will adapt to the environment into which it has been installed. Treatment of the floor with Marldon Hard-wax Oil after installation gives a natural, durable finish to the floor in a choice of sheen level to suit personal taste.

Marldon Hard-wax Oil is supplied in either a Satin (MXW630) or Ultra-matt (MXW640) finish. Satin gives a bright lustre to the floor whereas Ultra-matt retains a very natural appearance.

After Installation

Once the floor is installed, adhesives have fully cured and sanding is complete, apply 2 coats of Marldon Hard-wax Oil to the floor. This can be applied with the Marldon Hard-wax Oil Roller or Marldon Applicator Brush at an average consumption of c.23m² per litre (c. 58m² per 2.5L tin). Ensure that an even coat is applied to all areas of the floor surface – a buffing machine fitted with a white pad and oiling cloth can be used to ensure an even surface distribution if desired.

Allow to dry for 4-6 hours (until touch-dry) after application before allowing foot traffic and overnight before moving furniture onto the floor. Full curing of the surface takes 4-5 days after application, during this time no wet cleaning should take place and rugs should remain off the floor until fully cured.

Routine Cleaning and Maintenance

Regularly vacuum the floor to remove dust, lint and animal hair.

The correct dilution of Marldon Cleancare solution can be used with the Marldon Spray Mop to remove everyday dirt quickly and efficiently and maintain the condition of the surface finish.

Marldon Liquid Wax Care MXC700 can then be used periodically to clean the floor of grease and other stubborn stains and to replenish oils and waxes in the floor surface. This should be applied with a fresh microfibre mop head at a coverage of 10-15ml per m².

N.B. Spillages on wooden floors should always be removed in a timely manner.

When:

Daily – Vacuum as necessary, dependent on usage.

Weekly (more regularly in commercial) – Damp mop with diluted Marldon Cleancare Concentrate MXC710 using Spray Mop. Wash mop head after use.

Monthly to Bi-Annually (or as required) – Use Marldon Liquid Wax Care to remove stubborn stains and replenish the flooring finish.

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Kit Contents

105067, Protective felt pads



To be applied to the bottom of furniture to protect the floor surface from scratches etc.

Residential: 950112, Marldon spray mop + 950016 Spare Mop Head
Commercial: 950104 Hygen Pulse Mop



The Wood Floor Spray Mop enables you to clean and maintain your wood floor in a sweep. Ergonomic and simple to use.

The Spray Mop is quick to assemble and refill with the specially developed cleaner cartridge. Forget filling up a bucket and adding concentrate - just spray and clean! Includes Marldon Multiclean Solution

KEY BENEFITS

- Specially developed for wooden floors
- Ergonomic design
- Machine washable mop heads

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Kit Contents

950059, Marldon Cleancare Concentrate



A water additive for cleaning and care of oiled and waxed floors, non-streaky.
Coverage: 2 Caps per 5L of water.

950058, Marldon MXC700 Liquid Wax Care



For periodic maintenance and general maintenance of oiled or waxed floors. Quick and economical. Removes heavy stains and marks.
Coverage: approx. 100m2 per litre.
Drying time: 20-40 minutes

850137/850141, Marldon Hard-wax Oil



MXW620 Satin, MXW630 Ultra Matt. Quick drying clear hardwax oil. 3-4 hours / 5 hours recoat time. 2 coats in one day. Water repellent and dirt resistant.
Coverage: c.23m2 per litre

The Life Cycle of the Floor

Periodically it will be necessary to re-finish previously Oiled floors. Depending on the surface condition, the degree of sanding required will vary and, in some circumstances, the floor will have to be sanded back to bare wood prior to application of oils and/or hard-wax oils to regenerate a comparable finish to that applied to the product during manufacture.

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