

# Havwoods Maintenance Guide: Floors

These guidelines are designed to accompany the flooring installation guide

## CARE & MAINTENANCE

Havwoods timber floors are designed to withstand 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 this can lead to issues such as gapping between planks or cracks between growth rings. Humid environments will cause moisture to be gained and this can result in expansion of the floor. Using the correct cleaning products helps a wooden floor to adapt to its surroundings while still looking and performing as required.

Havwoods flooring produced in a range of finishes. Each finish has a specific range of products designed to clean and maintain the surface and optimise performance. Here is a list of finishes and the relative cleaners and maintainers we recommend:

- **LACQUER FINISHES**

- Cleaner: MARLDON MULTICLEANER (alternatively Bona Cleaner)
- Maintainer: Bona Freshen Up or Bona Polish Matt/Gloss (depending on desired sheen level)

- **UV OIL/HARD-WAX OIL FINISHES**

- Cleaner: MARLDON CLEANCARE (alternatively Osmo Wash & Care)
- Maintainer: MARLDON LIQUID WAX CARE Clear/White (alternatively Osmo Liquid Wax Cleaner)
- **OR** Maintainer: Waterborne maintenance oil where oil-based liquid wax care is not desired e.g. Junckers Maintenance Oil or Bona Oil Refresher.

- **NATURAL OIL FINISHES**

- Initial treatment is required after installation with MAINTENANCE OIL or HARD-WAX OIL
- Cleaner: MARLDON CLEANCARE (alternatively Osmo Wash & Care)
- Maintainer: MARLDON LIQUID WAX CARE Clear/White (alternatively Osmo Liquid Wax Cleaner)
- **OR** Maintainer: Waterborne maintenance oil where oil-based liquid wax care is not desired e.g. Junckers Maintenance Oil or Bona Oil Refresher.

- **UNFINISHED PRODUCTS**

- Supplied as raw wood and require sanding, filling and finishing after installation
- Finish: LACQUER, HARD-WAX OIL OR OIL – TO BE APPLIED BY CONTRACTOR
- Cleaner: AS APPROPRIATE TO CHOSEN FINISH
- Maintainer: AS APPROPRIATE TO CHOSEN FINISH



## 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. Barrier matting should be regularly cleaned, and additional matting may be required during periods of snow or heavy rain.

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.

Stiletto heels can indent timber flooring due to the very high point loading this type of footwear applies to the timber surface, especially if the metal pin within the heel becomes exposed.

Spillages on wooden floors should always be removed as quickly as possible.

## REGULAR / DAY-TO-DAY CLEANING

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 residential and commercial installations. In commercial installations with high usage, regular maintenance will be combined with routine specialist commercial maintenance from a flooring contractor.

- Regularly vacuum the floor to remove dust, lint and animal hair.
- Fill the SPRAY MOP reservoir with the correct dilution of cleaning solution for the floor finish type.
- There will need to be multiple mop heads so that these can be washed and changed regularly, ensuring contamination is being removed from flooring during the cleaning process.
- Spray mops ensure that there isn't standing water on the floor surface for any prolonged period, it is important to avoid this wherever possible.

## MAINTENANCE APPLICATION (RESIDENTIAL)

Apply a surface maintainer periodically (typically every 6-12 months) to saturate the floor surface to prevent staining and limit visibility of superficial marks and scratches. Marldon Liquid Wax Care can also be used as a spot cleaner for oil- type finishes to remove scuffs and residues from the floor surface. In high usage areas such as kitchens and entrance hallways, maintenance application may be required more regularly.

- Apply a small amount of product to the floor and spread evenly with a new flat microfibre mop head.
- Work across the floor in the direction of the planks where possible until the whole floor is evenly covered.
- Work around furniture other than chairs and rugs, which should be moved.
- Avoid foot traffic until the floor surface is dry, normally 30-60 minutes.



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**Wood that Works.**

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## MECHANICAL CLEAN AND REFRESH

Periodic Mechanical Cleaning is necessary in high traffic environments and often in construction projects to remove contamination from the grained texture of the wood and ensure that contamination that builds under heavy usage is lifted from the floor before a maintenance coat is applied to refresh the floor finish.

- Use a scrubber-drier machine with rotating pads or brushes such as an iMop, Bona Power Scrubber, Pallmann Turbo Scrubber to clean both across the grain of the wood and in line with the grain of the wood. These machines dispense cleaning solution, and this cleaner is formulated for machine application. Suitable low-foaming cleaners for this application are Marldon MXC710 & MXC735 as well as Bona Deep Clean Solution and Osmo Wash & Care. Dispense the cleaner onto the floor, scrub with the rotating brushes and then use the machine suction to lift the fluid from the surface. Use a flat mop to the edges of the room where standing water may be left to absorb this. Work in areas of 10-20m<sup>2</sup> at a time so that standing water isn't present on the flooring for prolonged periods and the cleaning solution doesn't dry out before the scrubbing process is complete. Repeat if necessary.
- Allow the floor to fully dry before applying any maintenance materials.
- Once fully dry, use a flat applicator mop to apply either Marldon Liquid Wax Care (oil-based product) or Junckers Maintenance Oil (water-based product) in line with the grain of the planks at a consumption of 80-100m<sup>2</sup> per litre for Liquid Wax Care or 30-50m<sup>2</sup> per litre for Junckers Maintenance Oil (if the floor is more porous consumption may be lower). Pour the maintenance product down in small amounts directly onto the floor and immediately spread out until the surface has a saturated sheen. Once dry (30-40 mins under normal conditions) the sheen will reduce and retain the original sheen of the floor.
- UV OIL & OIL FINISHES ONLY - If there are areas where the Oak colour can be seen through an oil finish, the correct colour of Marldon, Osmo or Saicos Hard-Wax Oil (or equivalent) may be used to top up the floor finish to add a greater level of pigment and a higher level of surface build. This is best applied by brushing on to the surface and buffing the floor with a white floor pad and oiling cloth either manually for small, localised areas or using a low-speed rotary scrubbing/polishing machine for larger areas. Always do a test patch to approve colour and ensure adhesion before applying a hard-wax oil finish to the wider floor area.



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