



Commercial Care & Maintenance: Oiled Wood Floor

An oil finish wood floor is ideal for use in commercial environments. With a relatively small amount of care and maintenance, costly and time consuming re-finishing can be avoided

Preventative maintenance.

Abrasion will quickly wear away the oiled finish surface unfinished unprotected wood that will then in turn easily stain and absorb moisture. The use of absorbent barrier matting at entrances/doorways will help to remove harmful grit and dirt before it can damage the floor surface.

Restaurant table and chair legs will quickly scratch and indent the flooring whatever finish is used. Self adhesive or nail on felt pads attached to the furniture feet will eliminate this damage ,greatly prolong the life of the floor and maintain it's appearance. They can be fitted in seconds and are minimal cost.

Daily Dry Cleaning

Remove dirt grit and debris from the floor using a vacuum or scissor mop. Remove smears and hardened spillages with a dry mop and a spray cleaner of diluted natural wood soap to effectively clean the flooring without the constraints of wet cleaning.

Alternatively a polishing machine with a white or beige abrasive scotchbrite pad can be used in place of a mop.

High-traffic areas e.g. adjacent to entrances, counters, bar areas etc will benefit from a weekly application of maintenance oil. This can be applied with an applicator and left to dry or simply sprayed on the floor and buffed in with the polishing machine.

Wet Cleaning

It is imperative that a minimal amount of moisture is used to clean the floor. A natural soap wood floor cleaner diluted 1-20 in warm water can be used with a well wrung out mop. The mop should be rinsed in the solution and then wrung out

before it is used on the floor. Frequently change the solution when cleaning heavily soiled areas to prevent a film of dirty moisture drying on the floor.

Towels or dry cloths wrapped around a flat mop can be used to instantly dry the floor making it ready for safe immediate use.

Periodic

Depending on use, the entire floor area should be refreshed with a coating of maintenance oil at regular intervals for example when the floor starts to become dull and scuffed. Allow around four hours to harden before allowing heavy foot fall.

Repairing Dents & Scratches.

Burns and permanent staining should be lightly abraded with 120grit sandpaper either by hand or use an electric palm sander.

In the case of very deep burns or corrosive staining, a wood bleaching agent such as boric oxide can be used to remove the colour but use with caution.

Hard wax oil can then be applied with an abrasive pad to work well into the grain.) Again this is another advantage over a sealed wood floor which would require costly professional renovation.

Heavy spillage Areas

Two applications of 'Clear Seal' can be applied over a thoroughly cleaned floor area using a pad or sponge roller. This will effectively waterproof the wood surface and enhance it's resistance to abrasion