

# Surface+

## Timber and hardwax oil

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It is important to remember that your timber floor is a living material. A wooden floor will generally take a year to acclimatise to the environment it is in. It is normal to see some movement in the boards, as some gaps open up owing to changes in temperature and humidity, which are brought about by the changing seasons of the year and the control of the heating on site. The natural process due to oxidation of the wood and finish, and the ultraviolet light present in sunlight will cause the floor to mellow and generally deepen in colour, this process is also occurring to your furniture, painted surfaces, rugs and upholstery.

### Precautions

- Preventing damage is the best treatment for your hardwood flooring. A good doormat in the hallway, stops sand and moisture at your front door and keeps them away from your hardwood flooring.
- Attach felt pads that slide easily to the ends of furniture legs. You can buy handy self-adhesive felt pads from most hardware stores.
- Humidity control is very important and the relative atmospheric humidity in your house should be between 50-65% to avoid possible movement in your new timber floor and will keep the shrinkage and expansion to a minimal. We recommend that you buy a hygrometer and keep a close eye on humidity levels especially during the cold, dry winter months.

Your hardwood flooring does not need miracles and your oil finish on your wooden floor should provide years of reasonable protection against dirt and moisture, regular care only involves vacuuming and wiping with a damp cloth. When necessary, the floor can be washed with a mild detergent. Remove stains while they are still fresh. Usually, just water or a mild detergent will suffice. Avoid scrubbing with abrasive equipment or using strong solvents. Water is only used to dampen cloths and mops. Water

splashed onto the floor must be dried off immediately. A mop is damp when it does not leave water drops on the hardwood flooring, and the floor appears dry after wiping. A mop is wet when it leaves water drops on the flooring. In this case, the floor must be dried.

Your floor is finished with Hard-wax oil. Oil is the traditional finish for wood flooring and wood finished by this method possesses a soft, natural sheen. It is more forgiving of scratches and scuffing, as more oil or maintenance oil can be rubbed into the odd scratch, virtually erasing it.

### The method for re-oiling:

Apply a thin coat of the maintenance oil either by hand with a soft cloth and leave to dry for 30mins. Stubborn stains or marks can usually be removed using fine steel wool (grade 0000) in conjunction with the oil. Hard-wax oiled floors will need to have a coating of maintenance oil or hard-wax (hard-wax will need to left overnight to dry) re-applied to them periodically. The frequency with which this is necessary will depend on the amount of wear on the floor, and on your own preferences. High traffic areas such as hallways will need more frequent applications. Generally, the floor will need re-oiling every 12 months. We can also offer a yearly maintenance service if you do not have the time to undertake the work.

All cleaning/maintenance materials, including electric buffing machines or buffing blocks, can be obtained from Surface Plus. After a number of years you may wish to have the oil surface sanded down and re-finished. You could then choose to re-oil the floor or have it stained first or even re-finished in lacquer. Surface Plus offers a sanding and re-finishing service, please call us for details.

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