



EDELWEISS WOOD FLOORING

Wood Floor Care and Maintenance Guide

REGULAR CARE

- Protect floor in entryways with area rugs.
- Avoid standing water-- flower pots, vases, leaking appliances.
- Sand, gravel and loose dirt should not be allowed to build up—vacuum and sweep regularly.
- Apply felt protectors on all furniture legs.
- Don't use any area rugs with latex or rubber backing. Chemical reactions with the surface could occur.
- When mopping your floors only use a damp, well wrung mop. Well wrung mops do not drip if held over a bucket.
- Over cleaning with moisture and/or using the wrong products can cause damage to wood floors and their finish.
- The sun can change the color of the wood flooring. Areas where furniture and rugs block the sun will remain closer to the original color until the sun has the opportunity to reach those areas.

POLYURETHANE

Solid and engineered wood floors are built to last and easy to keep beautiful. The lowest day to day maintenance finish is polyurethane, which is basically a protective film on top of the wood.

The polyurethane finish makes the floor more water and stain resistant, since liquids tend to bead on top of the coating, and the floor requires less upkeep. Regular sweeping or vacuuming, and occasional damp mopping with a diluted solution of *the manufacturer's cleaning product* is all it takes to keep polyurethane floors looking great. Be sure to use a damp mop; never soak the floor with water. **Bona** makes a universal hardwood floor cleaner readily available at hardware stores and online.

NATURAL HARDWAX OR OIL

For a very natural look and feel, engineered and solid wood floors also come with a **natural hardwax or oil finish**. These finishes can include ingredients like linseed oil, beeswax, carnauba wax and calcium. Oil or wax finishes allow the wood to breath and age.

Natural finishes require regular maintenance in addition to sweeping and vacuuming. About once a week, damp mop with a diluted solution of *the manufacturer's cleaning product*.

Soaps for oil/wax floors contain oils to nourish, hydrate and condition the wood just like your skin and hair benefit from conditioning. This helps to prevent wood from dry cracking and shrinking.

Never use chemicals, solvents or cleaners with strong alkaline (over pH 7) contents. A PH of 10 or above could dissolve the oiled and waxed surface. Never use Mop & Glo, Murphy's Oil Soap, Pine-Sol, Vinegar & Water or any Quick Shine type products as these are not pH balanced to maintain any finish especially oil/wax.

SCRATCHES AND INDENTATIONS

Scratches and small dents may be more obvious depending on the type of wood you choose – hard or soft – and the finish.

With a **polyurethane** finish, scratches and dents might be even more noticeable because the finish is shiny. When the polyurethane wears the entire floor needs to be re-sanded, a new coat applied and occasionally individual planks will need to be replaced. These repairs are best performed by a professional.

With a **natural hardwax or oil** finish, scratches and small dents may actually add to the character and aging process of your wood floor! But if they bother you, scratches can be spot corrected by sanding lightly with a rough pad and reapplying the hardwax or oil. Let the hardwax dry overnight and do not retreat it for two weeks.

Sturdy felt pads under furniture legs and soft rubber rollers instead of metal or plastic rollers all help to prevent scratches and dents.

HUMIDIFIERS

Remember that wood is a natural substance that absorbs and releases humidity. The optimum level of humidity for both your health and your floor should be between the ranges of 30% to 50%. Whatever the level, try to keep the humidity as consistent as possible throughout the year. Huge fluctuations cause the wood to shrink and expand and lead to cracks. Humidifiers, indoor plants and fountains help prevent this.

IN-FLOOR RADIANT HEAT

Because of their stability, engineered wood floors are an ideal choice over in-floor heat. Solid wood flooring may also be used. There will be greater movement in solid planks, particularly in planks wider than 4" – 5". Some manufacturers will dry their flooring to 6% - 6.5 % for the dry Colorado climate, which reduces plank movement, but does not eliminate it.

We do have some suggestions to protect the floor and the heating system. According to National Wood Flooring Association guidelines, a hardwood floor should never be hotter

than 85 degrees F at its surface. Of course, surface heat is different from water temperature, so if you're planning to put wood over a radiant heating system, you might want to talk to your heating installer before any work is done. To avoid any unnecessary overheating of the floors, each heating zone should have a temperature sensor in the slab (slab sensor) that is set for 85 degrees F at the surface. This will automatically shut off the system if the temperature rises above that set point.

We recommend having your installer place the hot water tubes as close together as possible. Packing the tubes tightly together creates an even distribution of heat, rather than hot spots, and saves energy by allowing the homeowner to run the system at a lower water temperature. It also extends the life of the heating system.

Wood flooring can be stressed and damaged by trying to bring the temperature of your house up too quickly with in-floor radiant heat. Thermostats should gradually be moved up to allow the wood floor to absorb heat slowly over the first 24-48 hours.

Overheating damage can also occur when a non-skid pad or rug that is too thick traps heat. Non-skid pads should be no more than 1/6" to 1/8" thick and should be made of perforated material so heat is not trapped. Consideration should be given to the thickness of the rug and/or rug and non-skid pad combination.

LARGE EXPANSES OF WINDOWS

Large expanses of windows in rooms with high ceilings can contribute to overheating of wood floors when there are no window treatments to mitigate the heat generated by direct sunlight. Edelweiss recommends installation of blinds or window treatments.

RECOMMENDED MAINTENANCE PRODUCT LIST

Polyurethane Finish: **Bona** Hardwood Floor Cleaner

Oil/Wax Finish: See manufacturer's recommended maintenance products. A good all-around product is **Fiddes** Surface Cleaner.