

# SAWYER SOUTHERN

## Floor Care and Maintenance Guide for Planke floors

### After Installation

Floors should be cleaned immediately after installation by sweeping and/or vacuuming and removing all dust. A slightly damp mop should also be used to help assure dust is removed. After the floor is dry, a light coat of Osmo Maintenance Oil is recommended to be applied by either using a white pad and a flooring buffer or simply apply with a swiffer type mop using a clean lint free pad (microfiber pad). Usual drying time is 3-4 hours. One liter will cover approximately 850 SF, and if a UV oiled floor then one liter will cover approximately 1200 SF. The maintenance oil after installation of a UV oiled floor is optional. Depending on use and traffic the maintenance oil can be applied approximately once a year, but schedule can be extended if there is not heavy wear on the floor.

### Regular Maintenance

**RESIDENTIAL:** Sweep and or vacuum as needed. Wipe up spills immediately. Use Osmo Wash and Care for regular cleaning, and Osmo Maintenance oil to refresh. The Osmo Liquid Wax Cleaner can be used for cleaning and refreshing also or for tougher stains. You should never mix the Liquid Wax Cleaner with water.

General recommendation is to clean with Osmo Wash and Care 1-2 times per month or more depending on need, and use the Osmo Liquid Wax Cleaner once every 3 months or depending on need for cleaning and refreshing. The maintenance oil can be used approximately once per year or as needed. The Osmo Wash and Care is used by mixing into water, following dilution rates on bottle, and then cleaning using a damp mop. It is generally recommended to use a second bucket of clean water to clean the mop before putting it back into the cleaning solution. The clean rinse water is only used to clean the mop, not to rinse the floor. Allow the cleaned floor to dry naturally. The liquid wax cleaner can be applied with a swiffer type mop using a clean lint free pad, never mix the liquid wax cleaner with water. Two teaspoons covers approximately 10 SF. The Osmo maintenance oil can be applied with a Swiffer type mop or with a white buffer pad.

**COMMERCIAL:** Sweep and or vacuum as needed. Wipe up spills immediately. Use Osmo Wash and Care regularly to clean floors and use Osmo Maintenance Oil, 3079 to refresh.

Depending on need and amount of traffic the floor is subjected to, a cleaning schedule can be set for daily, weekly, or monthly. The frequency of use of the maintenance oil is depending on the amount of traffic the floor is subjected to; it could be as much as once a quarter or as low as once every year.

**Residential and Commercial:** For heavier stains apply a small amount of the Liquid Wax Cleaner on a lint free cloth and rub the dirty area. You can also apply with a 3M white pad or scotch pad. It may be necessary to use the maintenance oil to replenish the oil in this area, but try applying more of the liquid wax cleaner first.

Sand and dirt can be abrasive to wood floors; one should place protective mats by doorways to keep dirt and moisture from being tracked across your floor. Area rugs are recommended in front of sinks in kitchens. The rugs should be slip-resistant with a non-abrasive and non-discoloring backer. Install floor protectors (felt pads) under all furniture and chair legs in order to ease their movements and to prevent scratches. Clean up spills as soon as possible, before they get sticky or dry.

Maintain proper humidity conditions (35-55%) in the location throughout the year. This may require the use of a humidifier or dehumidifier; depending on conditions. Avoid extreme changes in humidity from season to season. Hardwood is a living material that reacts to changes of relative humidity. In summer, when humidity is at its highest, it is absorbed by the wood, which then expands. In winter, on the other hand, when relative humidity level in the house is much lower, the wood releases its humidity and contracts or shrinks. Very low humidity can cause checks and cracks in any wood floor.

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Protect the floor against direct sunlight or any intense source of artificial lightings. Over time, intense light will discolor exposed surfaces. This phenomenon with wood surfaces is normal and natural. The lighter the color of the natural wood, the more apparent this phenomenon will be. Never use other cleaning products on your Planke floor, however, it is still permitted to use the Protego Soap products in place of or in conjunction with the Osmo Wash and Care.

### Long Term Care

Depending on wear and your own preference, re-coating with a light coat of Osmo Maintenance Oil, at least once a year is recommended for most **Commercial** use. **Residential** installations may be able to go 1-2 or more years before re oiling, if the above regular maintenance schedule is used.

Floors should be cleaned by sweeping and/or vacuuming and removing all dust. A slightly damp mop should also be used to help assure dust is removed. After the floor is dry, a light coat of Osmo Maintenance Oil can be applied by either using a white pad and a flooring buffer or simply apply with a swiffer type mop using a clean lint free pad (microfiber pad). One liter will cover approximately 850 SF, or 1200 SF if it is a UV oil floor.