

TPG WOOD

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CARE INSTRUCTIONS FOR HARD WAX OIL FINISHED FLOORS

DAILY CLEANING

Please keep in mind that abrasive materials such as dirt, dust and grime are the biggest culprits in hardwood flooring upkeep. Dirt and grime will get under foot and rugs and grind itself into the finish of any type of hard surface such as hardwood flooring. The best protection is to vacuum and/or dust mop the area on a daily or bi-weekly basis.

Vacuums should have a wand with soft horse hair bristles as well as plastic or soft rubber wheels to resist scratching the floors. Back pack or hip pack type of vacuums are now available on the market and make excellent vacuums for hardwood flooring. Brooms should have soft bristles as well and dust mops should be soft, dry and wide for ease of use in general dusting situations. You may DAMP mop the floors, occasionally, using a towel and the dust mop in this manner:

MINOR SPILLS, DAILY CLEANING

The general rule for minor spills of liquid or food is to use a rag that is dampened with water then dry the area with a second (dry) cloth. You can clean traffic areas daily using this method as long as the moisture is very light on the rag. This will generally get most spills and dust up in an efficient manner. If faced with a stubborn spill, try adding a small amount of dish soap to the rag, clean the spot, wipe back with a clean, dry rag. Use this method only for small spot cleaning. Never clean an entire floor with soap and water as the soap can leave an undesirable film on the floor. Please contact us for information regarding very stubborn stains. We are always willing to help in any manner.

Let dry 20 minutes before allowing traffic to continue.

Periodic Whole Floor Cleaning, Weekly, Bi-Weekly, Monthly (Depending on Traffic)

You will use this method when you want to add a little sheen to the larger floor/traffic areas.

We have available a concentrated cleaner made specifically for this finish.

Mix 1/2 cup of Wax & Clean concentrated cleaner for every 1 1/2 gallons of water.

- Method 1:
 - Put the correct mixture into a spray bottle. Wrap a dust mop (12" to 24" wide) such as a dry Swiffer, with a terry cloth towel. Spray the cloth with the solution until damp. Spray a small area of the floor that you wish to clean (50+ Sq. Ft). Be careful not to dampen too much area at one time. Mop the floor with the dampened cloth without leaving any type of pooling liquid. Move to the next area and spray as before. Be sure to keep the terry cloth towel clean. When one side becomes dirty, flip it to the other side and repeat. When both sides are dirty, change the cloth. Repeat as needed.
- Method 2:
 - Using a cloth mop, dunk the mop into the mixture and wring out to a DAMP condition. Mop the floor without leaving pools of water. All excess moisture should be wiped back immediately. Change cloths regularly as mentioned in Method 1.
- Let floor dry 1 hour before allowing traffic to continue.

SCUFFS, LIGHT SCRATCHES AND DEEP SCRATCHES:

Many types of scuffs will come up in the daily or weekly cleaning process. Some tougher scuffs may need to be addressed with a damp rag and a little effort in that area. Tough scuffs or spotting may need a light, feathered coat of maintenance oil. This should be done by a professional the first few times with you in attendance as it is not hard to do but does take a little skill and training.

Scratches of any kind should be discussed and dealt with by a professional as it may involve taking the finish down to, or through, the color and back up again.

This involves specialized skills and techniques that are best left to the experts.

Please contact us to discuss procedures in this area.

FULL REFURBISHING

This term is used when the floor has reached a point where the traffic patterns, scuffs, scratches and overall wear and tear have reached a point that you will want to fix all wear defects (small and large), possibly touch the color and put a full coat (or multiple coats) of finish on the floor to bring it back to its original beauty. The point in time that this may occur will depend on the amount of traffic the floor experiences over time. Again, this is best handled by a flooring specialist experienced in the techniques needed to perform this function. Please contact us at the numbers listed below to find a qualified person in your area.

PREVENTATIVE MAINTENANCE

Protect bottoms of sliding objects such as chairs, tables, couches, cabinets, and any heavy object with STICK-ON felt glides. These are available at most hardware stores. Do not use glides that have a nail or any type of hard surface to attach to the chair. These may wear and scratch your floor. Clean and/or replace the glides on a regular basis to remove any grit that may have become imbedded. If you have questions regarding glide specifications please contact us.

We strongly recommend that you use doormats at all pivot points such as in front of the kitchen or bathroom sinks and in front of your main doors, back doors, garage doors, etc. especially in those places where dirt is easily tracked onto the flooring. We would also recommend area rugs in high traffic areas such as common hallways.

Keep high heel shoes in good repair. Heels that have lost their protective cap, and that have an exposed fastening nail, will exert over 10,000 pounds of pressure per square inch on your flooring with each step! This is hard to believe but tested to be true. This is enough pressure to damage hardened concrete. The result of a person walking on any hardwood floor with an exposed nail head is little dents wherever they have walked.

WHAT NOT TO DO: DO NOT:

- DO NOT Use any kind of furniture polish on the floor. It can become very slippery when anything moist, such as wet shoes, touches it.
- DO NOT Use any cleaning solvents such as ammonia or ammonia based solvents to clean your floor.
- DO NOT Use commercial floor waxes of any kind as they will build up and create a maintenance problem in a short time. These types of waxes also create very slippery surfaces under wet shoes.
- DO NOT Drag furniture or heavy objects across any wood flooring.
- DO NOT use a hard bristle broom or a metal edged dustpan.