

# Maintenance instructions for ESCO wood flooring

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## 1. Prevention

Avoiding environments and improper uses that may damage the flooring is critical for ensuring the wood flooring performs well in the long term.

- Create suitable climatic conditions for the flooring (temperature and relative humidity). Both of these factors have a positive impact on your wood flooring and any wood furniture, musical instruments, oil paintings and, ultimately, on you yourself.
- Keep the air temperature between 17–24°C.
- Keep the relative humidity between 40 and 60% in the room where the flooring is installed. Equip the room if necessary with ventilation, heating, or humidification equipment.

The manufacturer is not responsible and the product is not defective if deformation occurs (buckling, changes in dimensions, broken parquets, etc.) due to failure to follow these recommendations.

### Other recommendations

- Use protective feet covers on chairs, tables and other furniture.
- Place mats at all entrances to catch coarse dirt and to absorb moisture (watch out for colour differences under these mats and the surrounding areas which are exposed to sunlight).
- Be especially careful on surfaces that may be exposed to spills of water and other fluids, such as near dishwashers, sinks, washbasins, freezers, hotplates, house plants, Christmas tree stands, etc.
- Use rubber wheels or pads under chairs and castors to protect the floor from scratches.
- Do not slide heavy furniture over the floor without lifting it, as this will scratch the floor.
- Regularly trim your pets' nails.
- Avoid wearing shoes, especially those with high heels, on the flooring.

## 2. Residential spaces

### 2.1. Regular maintenance

The floor surface is oiled with OSMO and ESCO hard wax oils. The composition of these oils gives the floor surface sufficient resistance to regular use as well as common household cleaning practices:

- Sweep or vacuum dirt with a vacuum cleaner - as needed.

- Wipe the floor with a damp cloth (well wrung out) or a mop - once or twice a month or whenever needed. Always wipe using lukewarm, clean water with Esco Wachsboden cleaner or Osmo Wash and Care (follow the instructions on the product label).

### Important NOTICE!

- Only dry clean, i.e. sweep or vacuum newly installed flooring with a surface finish in the first 2 weeks after installation. The oil surface finish needs some time to achieve maximum wear resistance.
- Never use cleaning agents other than those recommended by the manufacturer. Non-recommended cleaning agents may damage the flooring. Never use steam to clean the flooring.
- We do not recommend using wet-cleaning robotic vacuum cleaners.

### 2.2. In-depth maintenance

Perform this type of maintenance after extended use of the flooring (depending on oil wear). Treat the flooring with Osmo or Esco treatment oil (depending on the type of oil that was used previously).

### Important NOTICE!

If you are unsure of how to proceed, consult a professional flooring firm, or speak with ESCO staff.

## 3. Commercial spaces

Maintain your floor in accordance with the OSMO manual, which is available on our websites: [www.escogroup.eu](http://www.escogroup.eu) – in the downloads section, or [www.escopodlahy.cz](http://www.escopodlahy.cz) – in the documents section.

These specifications include the procedures for the regular maintenance and renovation of flooring treated with Osmo Polyx®-Oil. Maintenance practices are specific to the flooring use class.

- Use class 1, light use – such as infrequently used conference rooms, storage rooms, and technical areas  
Weekly routine maintenance using Osmo Wash and Care  
Annual intensive care with Osmo Maintenance Oil
- Use class 2, occasional use – such as conference rooms  
Mechanical maintenance 2-3 times a week using Osmo Wash and Care  
Quarterly intensive care with Osmo Maintenance Oil
- Use class 3, daily use – such as offices, public areas, corridors and transition areas  
Mechanical maintenance 2-3 times a week using Osmo Wash and Care  
Quarterly intensive care with Osmo Maintenance Oil  
Annual renovation
- Use class 4, heavy-duty use – such as in canteens, areas in front of lifts and entrance areas  
Daily mechanical maintenance using Osmo Wash and Care  
Monthly intensive care with Osmo Maintenance Oil  
Annual - biannual renovation

Work instructions for maintenance steps:

#### Manual maintenance using Osmo Wash and Care

Add Osmo Wash and Care washing concentrate to mop water. Mixing ratio: Mix 10 litres of lukewarm water with 50 ml of Wash and Care. Apply the mixture using a lint-free cotton mop. Only use a damp mop. The surface is ready for immediate use once dry.

#### Mechanical maintenance using Osmo Wash and Care

Add Osmo Wash and Care washing concentrate to mop water. Mixing ratio: Mix 10 litres of lukewarm water with 200 ml of Wash and Care. Apply the mixture to the floor and spread it using the Osmo FloorXcenter with a white pad. After that, cleaning agent residues and loose dirt can be removed using FloorXcenter and Easy Pads (which are wrapped around a white pad). The surface is ready for immediate use once dry.

#### Intensive care with Osmo Maintenance Oil

Clean the treated surface with Osmo Intensive Cleaner. The mixing ratio of water and intensive cleaner is 20:1 to 10:1, depending on the degree of soiling. Fill the Osmo Orbiter cleaning agent container with the cleaning mixture. Clean the wood flooring in the direction of the grain. (Pulling the spirit level on the Orbiter's handle sprays the cleaning mixture in front of the rotating rollers and onto the floor.) After about 10 minutes, wipe the surface with a cotton cloth and clean water to remove the loosened dirt. Then allow the surface to dry for a minimum of 4 hours. Then apply undiluted Osmo Maintenance to the surface using a microfiber roller. ~ 15-20ml/m<sup>2</sup>. Maintenance is then applied to the floor using a single-disc machine with a white pad. The floor is ready for use after drying for approximately 3 to 4 hours.

#### Renovation

Areas that are no longer visually perfect with regular maintenance should be renovated according to the following guidelines:

Sand the surface with P100 / P120 sandpaper. Then smooth with a P120 sanding mesh and remove the dust with a vacuum cleaner. Then apply two coats of Osmo Polyx®-Oil Rapid 3262. Each coat is approximately 35 ml/m<sup>2</sup>. Apply to the floor in a thin coat along the grain of the wood using a microfiber roller. Allow the first coat to dry for approximately 4 to 6 hours before applying the second coat. The floor is ready for use after the second coat has dried for 10 to 12 hours.

#### Removal of soiled patches

To remove soiled patches outside of regular cleaning intervals, use the Osmo liquid wax cleaner spray. Apply the spray directly onto the soiled area and then remove the stain or dirt with Osmo FloorXcenter with a white pad.

Overview of Osmo products used in the individual maintenance steps:

Use class	General activities	Activities	Products	Mixing ratio	Drying period
All classes	Manual cleaning	Mop cleaning	Osmo 8016 Wash and Care	1-2 capfuls per litre of water	10-15 min.
		Stain remover	Osmo 8016 Wash and Care	Mixing ratio 1:1 Spray bottle	10-15 min.
		Stain remover - tough stains	Osmo 3029 Liquid wax cleaner spray	Spray bottle	30-60 min.
Class 2 - 4	Mechanical cleaning	FloorXcenter cleaning	Osmo 8016 Wash and Care	200 ml Osmo 8016 per 10 litres of water	10-15 min.
			Scotch-Brite Red floor mat (or equivalent quality)		
			Osmo Easy pads		
All classes	Intensive care	Cleaning with the Wood Orbiter program	Osmo 8019 Intensive cleaning agent Osmo Easy pads	50 to 100 ml of Osmo 8021 per 10 litres of water	4-6 hours
		Use maintenance - oil with roller	Osmo 3079 Maintenance - Matte oil	15-20 ml per m <sup>2</sup> of flooring	3-4 hours
All classes	Renovation	Sanding / polishing – finishing	P100 / P120 sandpaper		
		Polishing	P120 sanding mesh		
		Cleaning using the Orbiter program	Osmo 8019 Intensive cleaning agent Osmo Easy pads	50 to 100 ml of Osmo 8021 per 10 litres of water	4-6 hours
		Application of Polyx®-Oil with a roller	Osmo 3262 Polyx®-Oil Matte	35 ml per m <sup>2</sup> of flooring	4-6 hours

ALL FLOOR MAINTENANCE INFORMATION IS ALSO GIVEN IN THE LEAFLET IN EACH PACK OF FLOORING YOU PURCHASE

**esco**<sup>®</sup>

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