

MONTARA  
RESERVE

osmo<sup>®</sup>



CARE & MAINTENANCE GUIDELINES

# EASY CARE & MAINTENANCE

## CARE & MAINTENANCE GUIDELINES

Montara Reserve hand-selected French Oak planks are finished with Osmo Polyx®-Oil, a UV cured Hardwax-Oil that protects your beautiful new hardwood floor with a strong finish for long lasting use and durability.

## AFTER INSTALLATION/BEFORE MOVING IN

To protect the floor after installation during further construction, use only heavy paper or cardboard. DO NOT use any tape (including Blue Tape) to cover material to the floor. After the floor installation is completed, vacuum the floor thoroughly, and then damp mop the floor using Osmo Wash & Care as described below. Allow the floor to dry for 2 hours before covering. DO NOT use any tape on the floor (including Blue Tape) or others. Damage might occur to any oil finished floors from all tapes.

## FIRST CLEANING AFTER INSTALL/ROUTINE CLEANING

### STEP 1. VACUUM AND/OR MOP

Remove dust and lint with a soft brush vacuum cleaner and/or a standard dust mop.



Vacuum



Dust Mop

### STEP 2. MOP WITH OSMO WASH & CARE

Mix 5 caps of Osmo Wash and Care with 5 quarts of lukewarm water in a bucket. Mop the entire floor with this mixture using a Terry Cloth mop. Follow the grain when mopping. For a higher degree of cleaning, the dosage can be increased to a mixing ratio of 10 caps to 5 quarts of water. Mop with a slightly damp cloth. **\*IMPORTANT\* Make sure to avoid any excessive water.**



5 Caps of  
Osmo Wash & Care



5 Quarts of  
Lukewarm Water



Only Use a  
Terry Cloth Mop

(This mixture cleans approximately 400 sqft)

### STEP 3. LET IT DRY

Leave the floor to dry for at least 2 hours before allowing foot traffic and placing rugs.



### DEMO VIDEO

[http://osmo.de/opencms/links/osmo-video\\_care-and-maintenance](http://osmo.de/opencms/links/osmo-video_care-and-maintenance)

## YEARLY CLEANING

From time to time, your wooden flooring needs to be refreshed in private households. Refreshing is normally needed once a year. Osmo Liquid Wax Refresher is required for protective oil-wax layer to regenerate your floor to retain its original luster. Cleaning intervals depend on the foot traffic.

### STEP 1. VACUUM AND/OR MOP

Remove dust and lint with a soft brush vacuum cleaner and/or a standard dust mop.

### STEP 2. MOP WITH OSMO WASH & CARE

Mix 10 caps of Osmo Wash and Care with 5 quarts of lukewarm water in a bucket. Mop the entire floor with this mixture using a Terry Cloth mop. Follow the grain when mopping.

**\*IMPORTANT\* Make sure to avoid any excessive water.** Allow the floor to dry for 2 hours.



10 Caps of  
Osmo Wash & Care

(This mixture cleans approximately 400 sqft)



5 Quarts of  
Lukewarm Water



Only Use a  
Terry Cloth Mop

### STEP 3. MOP WITH LIQUID WAX REFRESHER

Dilute the Liquid Wax Refresher with clean lukewarm water in a 1:1 ratio (e.g. 1 cup of water: 1 cup of Liquid Wax Refresher). Mix the solution well. Spread this mixture well and evenly across the entire floor using a Terry Cloth mop. Follow the grain when spreading.

**\*IMPORTANT\* Make sure to avoid any excessive water.**



1 Cup of  
Liquid Wax Refresher

(This mixture cleans approximately 160 sqft)



1 Cup of  
Lukewarm Water



Only Use a  
Terry Cloth Mop

### STEP 4. LET IT DRY

Leave the floor to dry for at least 2 hours before allowing foot traffic and placing rugs.



## CARE & MAINTENANCE GUIDELINE MATRIX

	Regular Damp Mopping	Refreshing	
		Private Property	Commercial
For All Colors	Wash and Care	Liquid Wax Refresher Clear 3015	Maintenance Oil Clear Matt 3079

## COMMERCIAL APPLICATIONS

Please contact the local Osmo specialist for a customized cleaning and maintenance schedule. Each application is site specific and we recommend you to speak with an Osmo specialist. Follow directions on the product label or contact your local Osmo dealer or Peter Colburn from Osmo USA at [pcolburn@ivyhillsupply.com](mailto:pcolburn@ivyhillsupply.com).

### DO

- Sweep, vacuum or dust-mop the floor regularly.
- Trim the claws of pets regularly to reduce scratches and indentations.
- Use protective felt pads on the legs of all chairs and furniture to reduce scratches, indentations and damage to the floor. Replace as needed.
- Wipe up spills IMMEDIATELY.
- Stop dirt, grit, gravel, sand and dirt at the entrance with a doormat.
- Vacuum regularly with a vacuum that does not use a beater bar head or attachments intended for carpet.
- Protect the floor when moving appliances or furniture. Lay down a sheet of clean quarter-inch plywood or Masonite to protect the floor. Use a dolly.
- Protect flooring by covering wall to wall during construction with 3" overlap to avoid paint, spills, sheet rock dust, etc.
- Make sure any adhesive is immediately wiped off prior to drying

### DON'T

- Don't use Blue Tape to adhere to the floor (blue tapes may damage the finish).
- Don't use plastic film or other non-breathing coverings as humidity buildups can cause the floor to become damaged.
- Don't expose the floor to excessive sunlight since it can cause color fading or discoloration.
- Don't use water alone to clean or mop the floor. Water alone causes deterioration of the wood itself and the finish.
- Don't allow spike heels to indent and damage the floor.
- Don't drag furniture, appliances or any heavy objects across the surface of the floor.
- Don't use household cleaning products as this will damage the integrity of the finish.
- Don't use cleaning tools or machines that apply water or steam to the wood floor.
- Don't allow ice and spills to sit on the wood floor. Wipe up immediately.
- Don't use Mineral Spirits
- Don't use Microfiber Cloth (only use Cotton or Terry Cloth)



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