

ABOUT OIL FINISHED HARDWOOD FLOORS

Most modern wood floors are finished with polyurethane, all polyurethane Best Choice Floors strengthened aluminum oxide particles. These finishes essentially provide a tough, durable coating to the surfaces to which they are applied and are designed to protect the wood from wear and damage.

An oil finish, by contrast, actually penetrates the wood surface, protecting and nourishing the wood. An oil finish imparts a gentle luster to the wood and gives the floor a softer, more natural appearance than a standard polyurethane finish. Oil finishes have been used to protect and beautify wood flooring for centuries and were traditionally applied right after the flooring was installed. Increasingly, however, oil finishes are being applied during the manufacturing phase. There are two main types of oil finish.

A Natural Oil finish is applied in several coats and allowed to dry naturally between coats. Typically 2 or 3 coats of oil are applied. Natural oil finishes require a little more regular maintenance than a polyurethane finished floor, but they also have some added benefits.

A UV-Cured Oil finish uses ultra-violet (UV) light to cure the finish, resulting in a quicker and more consistently cured finish that also provides a good sealed coating to the floor. A UV-cured oil finish offers the soft natural appearance of an oil finish with the easier care requirements of a polyurethane finish.

These instructions are for Best Choice Floors with Natural Oil finishes only. For instructions for UV Cured Oil or Polyurethane finishes, please visit bc-floors.com.

CARE & MAINTENANCE GUIDE for Natural Oil Finished Floors

AFTER INSTALLATION

IMPORTANT: It is highly recommended that immediately after installation your Best Choice Natural Oil finished floor be given a complete treatment with WOCA Wood Cleaner, Maintenance Oil and Soap. This ensures complete and even coverage of the entire floor surface and adds an additional layer of protection to the oil that was applied in the factory.

Step 1: Cleaning

First, sweep or vacuum the floor to remove loose dust and debris. Clean the floor using WOCA Wood Cleaner, a clean cotton mop, and two 5-liter buckets of lukewarm water. Add 125 ml (about 2 capfuls) Wood Cleaner to one bucket. Soak the mop in the Cleaner solution, wring lightly, and mop the solution onto the floor.

Rinse the mop in the second bucket, and wring it well. Dip the mop into the Cleaner solution again, and wring it well. Mop the area again to remove the excess solution from the floor. Wash the complete floor area and leave to dry for at least 12 hours. After the floor is completely dry, apply the Maintenance Oil.

Step 2: Maintenance Oil

NOTE: Ensure the Maintenance Oil is the correct color for your flooring style, and if it's a colored variety, shake well before using. Attach spray nozzle to the Maintenance Oil and spray the oil onto the floor. Spray a section large enough that you can reach comfortably without moving. Use the white polishing pad to work the oil into the wood. Polish the oiled area until the wood looks well-oiled and the surface

has a uniform sheen. Use a clean, dry cotton cloth to remove the excess oil and buff the surface. Polish with the cloth until the surface looks dry with no trace of oil. Do a really thorough job of buffing with the cloth. If you leave excess oil on the floor, it may become sticky. Move onto the next section of floor and repeat the process. When you have finished, dispose of used cotton cloths as follows.

VERY IMPORTANT: Oily cotton cloths must be disposed of carefully and correctly to avoid the risk of self-combustion. Put the cloths into a plastic bag and add a cup of water to the bag. Squeeze the bag until the cloths are thoroughly saturated with the water. Seal the bag and dispose of it in an outside garbage container. Never save or store oily rags. Always dispose of them in the recommended manner. Allow 24 hours for the oil to cure before using the floor or moving furniture onto it.

Step 3: Natural Soap Three days after oiling

We recommend that your floor be treated with WOCA Natural Soap. This product cleans the floor and leaves a microscopic layer of natural 'moisturizer' to help nourish and protect the wood.

NOTE: Make sure the Natural Soap is the correct color for your flooring style, and if it's a colored variety, shake well before using. Use a clean cotton mop and two 5-liter buckets of water. Add 125 ml (about 2 capfuls) Natural Soap to one bucket. Soak the mop in the solution, wring lightly, and mop the Natural Soap solution onto the floor. Work in the direction of the board grain. Rinse the mop in the second bucket, and wring it well. Dip the mop into the Natural Soap again, and wring it well. Mop the area again to remove the solution from the floor. Allow the floor to dry. When dry, the floor is ready for use.

ONGOING CARE & MAINTENANCE

The Natural Oil finish on your Best Choice floor, if properly maintained, will last indefinitely, and will nourish and strengthen the wood over time. However, to keep the floor looking its best, it is also important to protect it from unnecessary damage and excessive wear. The following simple care and maintenance procedures will help:

- Sweep or vacuum the floor regularly to keep it clean and free of dust, sand and other abrasive materials.
- Place area rugs or doormats at entryways to help prevent sand, grit, oils, dirt and other abrasive or staining materials from being tracked onto the floor surface from outdoors. (Avoid rubberbacked or similarly dense matting materials that may trap moisture between the mat and the floor; choose mats that enable airflow instead.)
- Place protective mats at high-use work areas such as sinks, ranges, service counters and workstations.
- Protect the floor from any prolonged exposure to liquids, water and other forms of moisture. Blot up any spilled food, drink or other liquid immediately. Avoid walking on the floor with wet feet or footwear. Damage caused by flooding, broken pipes or any other exposure to liquid or moisture is not covered by the product warranty.
- Ensure that environmental conditions are maintained with a temperature of 60-80OF (15-26OC) and humidity at 30-50% at all times. Hardwood flooring reacts to changes in the environment. Excessive heat or dryness can result in gapping or splitting; excessive humidity can result in cupping.

Gapping, splitting, cupping or other problems resulting from exposure to improper environmental conditions are not covered by the product warranty.

- If the floor is installed over a radiant heating system, never allow the surface temperature of the floor to exceed 82OF (28O C). Avoid dramatic temperature changes; always adjust the system gradually in 5O increments. It is recommended that a dedicated quick recovery thermostat be installed to allow the temperature of the radiant heating system to be accurately controlled. NOTE: This instruction applies only to those styles of Best Choice floors specifically approved for use over radiant heat. Installation of Best Choice flooring that is not approved over a radiant heating system will void the product warranty and may result in damage to the floor.

- Put felt protector pads on the feet of all furniture, display stands, file cabinets and other accessories that will be placed directly onto the floor surface. Inspect regularly for wear and replace as necessary.

- Avoid letting sharp or pointed objects come into contact with the floor surface. Do not walk on the floor with high heeled shoes, sports cleats, or other types of footwear which may cause indentations to the surface.

- Pets' nails will scratch and mark the floor surface. Keep pets' nails trimmed to minimize damage to the surface.

- Do not drag, push or roll appliances, furniture or any heavy object across the floor. Use heavy duty moving mats, dollies, or other moving aids to protect the floor surface.

- Hardwood flooring will naturally undergo a change in color as it adjusts to the ambient light conditions of the installation environment. The degree of color change varies by species, and may be more pronounced in oil-finished floors. To ensure a uniform change, it is recommended that you do not place area rugs on the new floor for sixty days after installation. Thereafter, periodic re-arrangement of furniture and area rugs will help ensure that your flooring colors evenly.