

Beauty is More Than Skin Deep Maintaining & Refinishing Wood Floors

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Course Description



This course assists design professionals in understanding the processes involved in properly maintaining and refinishing hardwood flooring so that they can effectively specify wood flooring for their client projects

Learning Objectives



- Maintenance of wood floors
- Identifying existing finish
- Discoloration
- Gaps, cracks
- Maintenance coats
- Sand, refinish

Maintenance of Wood Floors



- Extremely important in specification process
- Enhances floor performance
- Prolongs the floor's lifetime
- Promotes long-term sustainability of raw materials
- Protects client's investment



Maintenance of Wood Floors



- Most neglected aspect of specifying hardwood floors
- Essential component of the specification process
- Maximizes lifetime of product
- Minimizes inconvenience of costly renovation
- Protects client's investment
- Promotes long-term sustainability of raw materials

Routine Maintenance

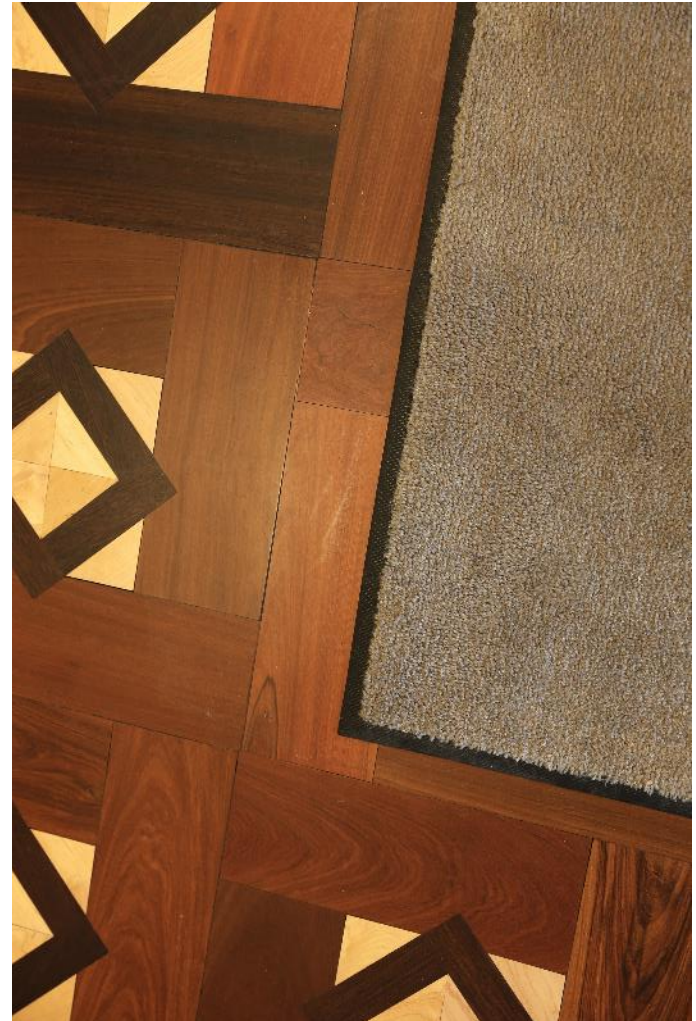
- Sweep, dust mop
- Vacuum with beater bar off to remove dirt, grit between floor boards
- Avoid water, steam mops which can damage finish, wood



Preventive Maintenance



- Place breathable throw-rugs at entrances
- Put felt pads on furniture in contact with floor
- Avoid walking on floor with sport cleats, high heels in disrepair



Preventive Maintenance



- Elephant = 50-100 PSI
- 125-pound woman in high heels = 2,000 PSI
- An exposed high heel nail head = 8,000 PSI



Preventive Maintenance



- Clean spills immediately with damp cloth
- Allowing liquids to sit damages finish, wood

Preventive Maintenance

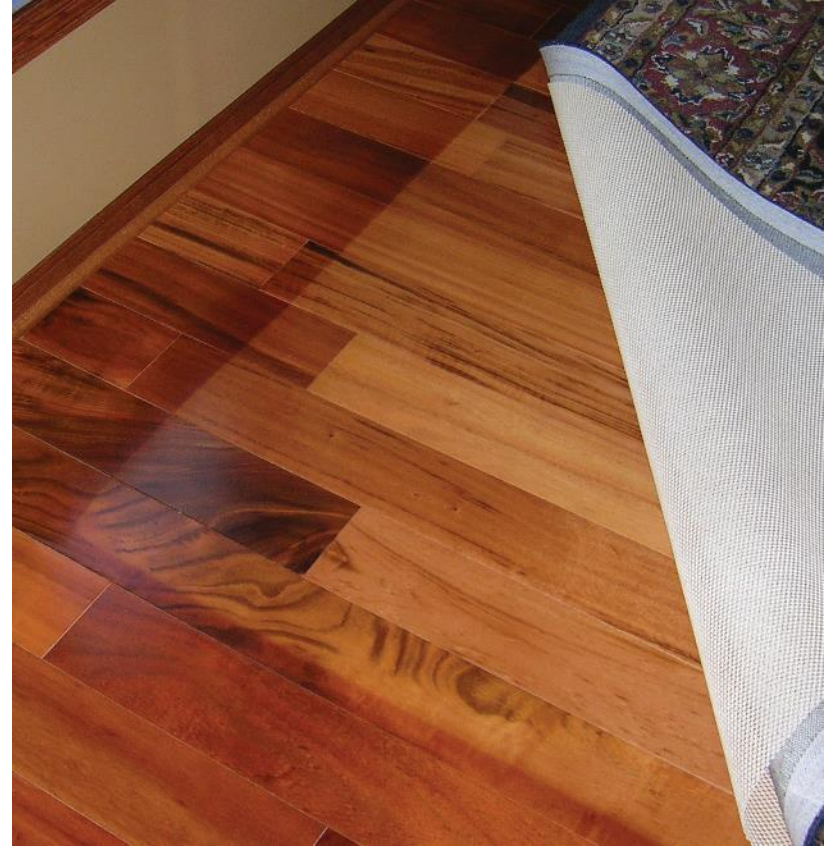


- Clean pet stains immediately
- Urine stains floor when left untreated
- Repair often requires board replacement
- Damage may reach subfloor, requiring replacement

Preventive Maintenance



- Sunlight affects wood floors like skin
- Oxidation, UV exposure
- Periodically move furniture, rugs to minimize exposure



Preventive Maintenance



- Never use household dust cleaners on wood floors
- Use manufacturer recommended cleaner for floor's
- If unsure, wood flooring professional can identify



Identifying Existing Finish



- Common finish types
 - Film-forming
 - Wax
 - Natural oil
 - Hybrid systems

Film-Forming Finish



- Durable
- Water-resistant
- Varnishes, urethanes
 - Oil-based, water-based
 - Moisture cured, conversion
 - UV/LED cured
 - Aluminum oxide
 - Shellacs, conjugated oils
- Remains on surface to provide protective coating



Film-Forming Finish



- For existing floor, unknown finish
- Appearance
 - Sheen
 - Plastic-look
- Test inconspicuous area, see if surface coating scratches



Film-Forming Finish



- For existing floor, unknown finish
- Apply 2 drops of water in inconspicuous area
- If spots don't turn white, soak into wood in <10 minutes, likely film-forming finish



Wax Finish



- Typically low sheen levels
- Thin coats of wax application needed to restore shine
- Soaks into wood and hardens to form a protective coating



Wax Finish



- For existing floor, unknown finish
- Use small amount of mineral spirits on clean, white rag in low-traffic area
- If rag turns yellow, brown, likely paste wax finish

Natural Oils



- Penetrate wood fibers
- Natural penetrating oil
- Hardwax oil
- Dry from within

Natural Oils



- For existing floor, unknown finish
- Apply 2 drops of water in inconspicuous area
- If spots soak into wood within a few minutes, then it's a natural oil finish

Identifying Existing Finish



- Never use wax-based cleaners on film-forming finishes
- Never use petroleum-based cleaners on water-based surface finishes
- Never use surface finish cleaners on wax finishes



Discoloration



- All wood changes color over time
- Natural process caused by oxidation, UV exposure
- Adds beauty, character of floor (patina)



Discoloration



- Species change colors at different rates
 - Less change
 - Oak
 - Hickory
 - More change
 - American Cherry
 - Brazilian Cherry



Discoloration



- Finish affects color change
 - Water-based finishes generally remain clear, minimizing color change
 - Oil-based finishes amber, giving slightly yellow appearance

Gaps & Cracks



- Seasonal gaps, cracks normal
- Open, close with changing seasons, humidity
- High humidity = expand
- Low humidity = contract

Gaps & Cracks



- Gaps, cracks minimized by controlling humidity
- Wood performs best at
 - 60-80 °F
 - 30-50% RH



Maintenance Coat



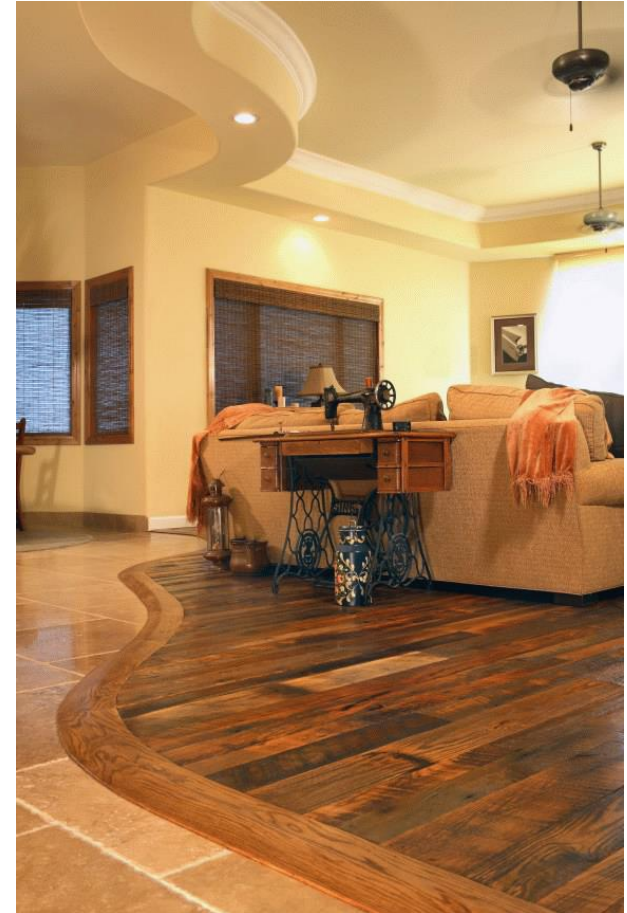
- When finish dulls, wood floors can be restored without sanding
- Process called maintenance coat
 - Cleaned thoroughly
 - Surface slightly abraded
 - Vacuumed to remove dust
 - Tacked to remove residue
 - New finish applied



Maintenance Coat



- 24-48 hours = walk on most surfaces
- 48 hours = replace furniture
- 7-30 days = area rugs replaced, depending on finish used



Sand & Refinish



- Sand, finish required for
 - Damaged floors
 - Exposed wood
 - Color changes
- Necessary to repair deep scratches, dents, etc.

Sand & Refinish



- Most wood floors can be sanded, refinished numerous times
- Depends on contractor skill, equipment used, thickness of wear layer, floor flatness

Sand & Refinish



- Same process as maintenance coat, but floor sanded down to bare wood
- Sanded several times, using finer grit each time
- Several coats of finish applied

Sand & Refinish



- EPA requires homes built <1978 tested for lead
- Includes work performed on wood floors
- Contractors required to test, practice safe lead removal procedures



- Hardwood floors last hundreds of years with proper maintenance
- Types of flooring finishes include film-forming, natural oils, wax, hybrid systems
- Hardwood floors change color over time
- Seasonal gaps, cracks are normal
- Maintenance coats restore luster
- Sand, refinish repairs damage, restore floor

Thank You

The logo for the Northwest Florida Area (nwfa) is located in the top right corner. It consists of the lowercase letters 'nwfa' in a white, sans-serif font, with a small green leaf icon integrated into the letter 'a'. The background of the top right corner of the slide features a photograph of a young child sitting on a couch and reading a book.

This concludes this course for:

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A photograph of a bedroom interior. The floor is made of dark wood planks. On the left, a bed with a white and grey plaid sheet is visible. In the background, there is a dark nightstand with a lamp and a white curtain. The text "Questions?" is overlaid in white on the floor.

Questions?