

# Official Hardwood discharge papers and aftercare instructions.

Maintenance tips from Dr. Andy at  
**All Hardwood Floors LLC**

**203-641-4666 call or text anytime**



Cleaning wood floors is easy. Regular maintenance includes sweeping with a soft bristle broom or dusting with a dry microfiber mop. If the floor has beveled edges, vacuum with the beater bar turned off to remove dust from between the floor boards. Clean the floors periodically with a professional wood floor cleaning product recommended by a wood flooring professional. Use my brand “Andy’s Choice” it’s Oraganic! I should have brought you one when I stooped over if not give me a call.

## **Recommended Maintenance Schedule**

Daily	Sweep or dust mop
Weekly	Vacuum using the bare floor setting
Monthly	Clean with recommended wood flooring cleaner Use Andy’s Choice. Call me if you need some 203-641-4666
Every 3 - 5 Years	Maintenance coat
Every 15 to 20 years	Sand and refinish

To keep wood floors looking and performing well for generations, follow these guidelines. Individual maintenance schedules will vary depending on use, wear and tear, and lifestyle.

*We used a high grade commercial polyurethane on your Hardwood Floors. The surface will get harder over the next 60 days. Care for them will make them last and last. We don't want to see you again unless you are buying a new house. .*

## There are other steps that can help maintain the beauty of wood floors.

- Do not use vinyl or tile cleaning products on wood floors. Self-polishing acrylic waxes because wood to become slippery and appear dull quickly.
  - Use throw rugs at doorways to help prevent debris from being tracked in and scratching the floor.
  - Does not wet-mop or steam mop a wood floor? Water and steam can dull the finish and even damage the wood.
  - Wipe up spills immediately with a slightly dampened cloth.
  - Do not wax a finished wood floor. This can cause dangerous slippery conditions. Try products like ZEP Hardwood Floor Rejuvenate or Bona Hardwood Floor cleaner, available on line or at Lowes
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- Put stick-on felt protectors under the legs of furniture to prevent scuffing and scratching. Replace these often as dirt and debris can become imbedded on the pad and act like sand paper on the flooring surface.
  - Avoid walking on your wood floors with sports cleats and high heels in disrepair. A 125-pound woman walking in high heels with an exposed heel nail can exert up to 8,000 pounds per square inch. This kind of impact can dent any floor surface.
  - When moving heavy furniture, do not slide it on wood flooring. It is best to pick up the furniture to move it and to prevent scratches.
  - For wood flooring in the kitchen, place an area rug at the kitchen sink.
  - Use a humidifier throughout the winter months to minimize gaps.
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  - ***Do you need more work done in your house? We guaranty the same price per square foot you paid us for your first job and a 5% repeat customer discount. Materials will be priced at current market conditions.***

# Frequently Asked Questions: Care + Maintenance

## How is polyurethane or other surface finishes maintained?

Dust mop, sweep, or vacuum regularly. Always follow the manufacturer's cleaning recommendations if known. When cleaning no longer restores shine, recoat the floor with a surface finish. The frequency of recoating depends on the amount of traffic. Never wax a surface-finished floor, and never use vinyl or tile floor care products on any wood floor.

## How are wax or penetrating-stain finishes maintained?

Dust mop or vacuum regularly, and use a buffer to maintain shine. Always follow the manufacturer's cleaning recommendations if known. If buffing no longer restores shine, you may need to rejuvenate. If so, apply cleaner or liquid products specifically for wood floors. Apply the wax evenly, allow the floor to dry, and buff to the desired luster. Depending on traffic, a properly maintained wood floor should need waxing once or twice a year. Be careful not to over-wax. If the floor dulls, try buffing instead. Avoid wax buildup under furniture and other low-traffic areas by applying wax half as often as in higher-traffic areas.

## How can I clean a discolored or soiled wax finish?

If the wax finish is discolored or has dirt build-up, use a combination liquid cleaner/wax made specifically for wood flooring. Make sure it is solvent rather than water-based. Spread the liquid cleaner/wax with a cloth or fine steel wool and rub gently to remove grime and old wax. Wipe the floor clean, let dry, and buff.

## Should cleaning products for vinyl or tile floors be used on wood floors?

No. Never use vinyl or tile cleaning products on wood floors. And never use self-polishing acrylic waxes on wood floors. These waxes cause wood to become slippery and dull. In this case, the floor must be sanded and refinished.

## Can a wood floor be damp-mopped or steam cleaned?

No. Never damp mop or steam-clean a waxed floor. When cleaning a surface-finished floor, follow the manufacturer's recommendations. You may generally use a dampened (near dry) mop to maintain a wood floor; however excessive moisture can cause damage as can steam cleaners. Water can dull the finish and even damage the wood. If water spills on a wood floor, immediately wipe it up with a clean cloth.

## How can I prevent scratches on wood flooring?

Place walk off rugs at doorways to help protect wood floors from grit, dirt and debris. Place felt pads under furniture legs and vacuum/dust your wood floor regularly.

## Attention!

**Do not use ammonia cleaners or oil soaps on a wood floor**, as they will dull the finish and performance of your floor. These products will also affect the ability to re-coat your floor later.

Since wood naturally expands when it is wet, **never wet mop or use excessive water to clean your floor**. Large amounts of water can cause the wood to swell and may cause your floor to crack or splinter. Being a natural product, hardwood will expand and contract due to moisture level changes. Minimize water exposure to hardwood floors and clean up spills as soon as they happen.

**We recommend that you NEVER slide or drag any furniture across the newly finished floor**. It should always be "placed gently" on the new floor. Any furniture like dining room chairs or ottomans - which could be slid or moved frequently - should ALWAYS have felt on the bottoms of the legs to prevent any possible scratches. Chairs or ottomans - which could be slid or moved frequently - should ALWAYS have felt on the bottoms of the legs to prevent any possible scratches.

**Attention: Women & Pet Owners** - Stiletto heels can cause dents and scratches. Also, love your pet but regularly trim their nails or claws to avoid scratches on the hardwood floor. The point here is to be cautious of sharp objects that may scratch or damage the floor.

**We also recommend a professional buffing every 2-3 years.** Just like carpet cleaning maintenance, hardwood floors could greatly benefit from this easy, quick one day process. The floors get buffed and one coat of polyurethane applied. The price is very reasonable. The application of any cleaning products, which include any oils, soaps, wax or silicone will create a buildup and will make this type of buffing not possible. We only recommend Bruce or Bona cleaners.)

***A regular cleaning and periodic professional maintenance of your hardwood flooring will ensure a home and lifestyle of beauty and comfort for years to come!***

Thank you for the opportunity to service your Hardwood floors needs. We enjoyed doing the work in your home. We have a good reputation in Fairfield, New Haven and Westchester counties. Our refinishing and installation technicians are skilled craftsman with many years of experience. Our company enjoys the highest ratings possible on Angie's List, Google, Houzz, Home Advisors and Yelp and the Better Business bureau. We have won Angie's top award of Super service 5 years in a row given out to only the top 5% of the country's finest trades people. We are properly licensed and insured to work in your home. Our prices are very competitive and we guarantee satisfaction. We live on referrals and repeat customers. Please remember us to your friends and family. **\$50.00 referral fee** paid for any job we get from your referral.

We both Thank You Andy & Marty



Andy & Marty