

Maintenance guide for commercial properties

These specifications cover the procedures for periodic maintenance and renovation of wood flooring treated with Osmo Polyx® Oils.

These care instructions are to be presented to the responsible cleaning service company as a fixed component of the contractual duties for the cleaning and maintenance of hardwood flooring.

The strategy for periodic maintenance is 'to always be ahead'. An inspection of the flooring, in which all actions in the cleaning and maintenance process are represented, should be carried out once a month. An inspection of the agreed duties is to be carried out by the internal housekeeping.

These four areas require different degrees of maintenance which are stated below.

Moreover, these care instructions include a section regarding the renovation of affected surfaces.

Usage class 1 – Little usage

Usage class 2 – Occasional usage

Usage class 3 – Daily usage

Usage class 4 – Intensive usage

Examples of rooms in each usage class:

Usage class 1 – seldom used meeting rooms, storage and technical facilities

Usage class 2 – meeting rooms

Usage class 3 – offices, public spaces, hallways and transitional areas

Usage class 4 – canteens, areas in front of lifts and entrance areas

Maintenance in usage classes

Usage class 1 – weekly manual maintenance with Osmo Wash & Care/Osmo Anti-Bac Cleaner.

Annual intensive care with Osmo Maintenance Oil.

Usage class 2 – 2-3 times weekly mechanical maintenance with Osmo Wash & Care/Osmo Anti-Bac Cleaner. Quarterly intensive care with Osmo Maintenance Oil.

Usage class 3 – 2-3 times weekly mechanical maintenance with Osmo Wash & Care/Osmo Anti-Bac Cleaner. Quarterly intensive care with Osmo Maintenance Oil. Renovation if and when necessary.

Usage class 4 – Daily mechanical maintenance with Osmo Wash & Care/Osmo Anti-Bac Cleaner. Monthly intensive care with Osmo Maintenance Oil. Renovation if and when necessary.

In case of brushed or structured surfaces, sanding will remove the texture from the surface of the boards.

Work instructions for maintenance steps

1. Preparatory work

Before starting following maintenance steps, all wooden floors should be vacuumed, to remove all loose dirt.

2. Manual maintenance with Osmo Wash & Care / Osmo Anti-Bac Cleaner

Add Osmo Wash & Care/Osmo Anti-Bac cleaning concentrate to water. Mixing ratio: 10 litres of clean, lukewarm water mixed with 50ml Wash & Care/Anti-Bac. Apply the mixture to the area using Osmo Telescopic handle with Osmo Micro Mop attachment. Use only a damp, not wet, mop. When required, dry afterwards. After drying, the surface can be used again immediately.

3. Mechanical maintenance with Osmo Wash & Care / Osmo Anti-Bac Cleaner

Add Osmo Wash & Care/Osmo Anti-Bac cleaning concentrate to water. Mixing ratio: 10 litres of clean, lukewarm water mixed with 200ml Wash & Care. Apply the mixture to the area and spread with Osmo FloorXcenter and white pad. Afterwards residual cleaner and loosened soiling can be removed with the FloorX-centre and Easy Pad wrapped around a white pad. After drying, the area can be used again immediately.

4. Intensive care with Osmo Maintenance Oil

Clean the surface to be treated with Osmo Intensive

Cleaner. Mixing ratio water to Intensive Cleaner is 20:1 up to 10:1, depending on the grade of pollution. Fill the cleaner container of Osmo Orbiter with cleaning mixture.

Clean the wooden flooring along the wood grain by pulling the level on the handle of the Orbiter, the cleaning mixture will spray in front of the rotating rollers and onto the floor. After approx. 10 minutes, wipe the surface with a cotton cloth and clear water to remove the loosened soiling. Afterwards allow the surface to dry for at least 4 hours.

Subsequently apply Osmo Maintenance Oil, undiluted, onto the surface with a microfibre roller. Approx. 15-20ml/m². Maintenance Oil is then worked into the flooring with a single disc machine with white pad. After drying for approx. 3-4 hours, the area can be used again.

5. Renovation

Areas which regular maintenance are no longer in a flawless optic condition are to be renovated according to the following instructions: Sand the surface with sandpaper P100/P120.

Afterwards smoothen with sanding mesh P120 and remove sanding dust with vacuum cleaner. Subsequently coat the surface with Osmo Woodwax and/or Osmo Polyx Oil.

Apply thinly to the flooring along the wood grain with a microfibre roller or brush. Buff away excess with the FloorXcentre and Easy Pad wrapped around a white pad. Allow to dry between first and second coat for approx. 24hours. After the second coat has dried, the area can be used again.

Please note:

Smoked Floors

Sanding will remove the top surface which is the most heavily smoked, therefore the smoked effect will be less prominent after sanding.

Brushed or structured surfaces

Sanding will remove the texture from the surface of the boards.

Floors finished with white pigmented oils

Should be maintained with products suitable for white floors. If you are unsure which option to choose, please contact Russwood for advice.

Osmo maintenance products and equipment

Osmo Wash & Care / Osmo Anti-Bac Cleaner



Osmo Liquid Wax Cleaner Clear or White



Osmo Intensive Cleaner



Osmo Maintenance Oil Clear or White



Osmo Wood Wax



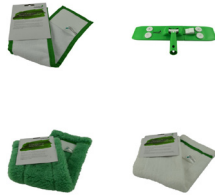
Osmo Polyx Oil Original or Tints



Osmo Telescopic Handle



Osmo Cleaning Mop Kit



Osmo Easy Pads



Osmo Orbiter



Osmo FloorXcentre with pad attachments



Russwood recommends The Wood Stable for your flooring maintenance and renovation requirements.

The Wood Stable can provide you with bespoke solutions to completely refurbish and renovate, or simply help to maintain and clean beautiful, natural wood, whether it is flooring, decking or cladding.



Please contact us for more information on the following services:

Cleaning and maintenance: specialist cleaning with Osmo Wash & Care/Osmo Anti-Bac Cleaner using the Osmo microfibre mop (this service can be offered as a one-off visit, instructing yourself or cleaners on how to clean and maintain your floor correctly, or as a full, on-going maintenance package tailored to your requirements)

Cleaning and re-oiling: specialist cleaning with Osmo Intensive Cleaner. This is followed by applying a protective coat of Osmo Polyx®-Oil Original.

Intensive cleaning and re-oiling: specialist cleaning using Intensive Cleaner and the Decking and Flooring Cleaning Machine. This removes all old oil and dirt without the need to sand the floor or deck. Two coats of oil are then applied for colour (if selected) and protection.

Decking: cleaning, protection and colour
UV protection: mainly for use on decking

Anti-slip: can be applied to both internal and external wood products.

The Wood Stable has developed a process, using Osmo cleaning products, that will revive and refurbish your oiled or waxed floor or deck without the need for sanding.