

Maintenance Instructions

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Big River recommends a regular maintenance program for all coated timber flooring, whether commercial, sporting or domestic. Routine maintenance not only extends the life of your coated timber floor but enhances its appearance, sheen and slip resistance.

CARE AND MAINTENANCE

This basic care and maintenance information applies to all flooring products supplied by Big River, including floors finished on-site. The minimum requirement for keeping any polished floor in top condition involves the following.

Drying Time: For floors that are coated “in service”. After 24 hours the coating should be ready for light traffic (no shoes, socks only). An imprint mark will indicate a need to wait longer before walking on the floor. Wait until the coating has dried and “cured” before walking on it with street shoes and before you use any cleaning products. This usually takes about a week.

Entrance Matting: The biggest cause of damage to coated timber floor surfaces is dirt and grit particles being walked on the floor, causing an abrasive sanding effect. This greatly increases the wear of the surface. Ensure proper grit capturing mats are placed at all entrances to minimise the amount of damaging particles, grit and dirt being carried on to the floor. Avoid stiletto heels if possible as they have a damaging effect on timber and resilient flooring.

Sweeping: Once inside, fine dust and dirt can cause a slip problem, as well as creating an abrasive action that causes the floor to scratch and prematurely wear. A regular sweeping program should be established to remove damaging particles. Big River recommends that commercial floors be swept as regularly as required to minimise dust and grit, at least once a day, with an anti-static mop or fringe mop

Protective Pads: Attach felt or recommended rubber protector pads to the legs of chairs, tables and other furniture to protect the floor from being scratched and to reduce noise.

Furniture: Allow the floor to dry thoroughly before placing furniture. Great care should be taken when moving and placing furniture. Furniture should be lifted and placed, not dragged or pushed.

Spills: It is important to wipe up spills immediately on coated flooring even if the spill is only water. The longer the spill is left, the more aggressive the cleaner needs to be, and this will not help the longevity of the floor’s appearance.

Cleaning: The use of harsh detergents is not recommended, and should not be necessary if basic care is observed. Big River supplies Loba floor care products. LobaCare floor cleaner is suitable for all timber, laminate and tile flooring, but is specifically formulated to gently and effectively clean all coated timber floors. This pH neutral, concentrated, biodegradable, pleasantly scented cleaner is designed for superior cleaning power and shine. Its emulsifying action aids in the removal of grime, enhancing the floor’s natural beauty. Regular washing of sealed flooring can enhance its appearance and keep it clean, shiny and safe. For heavier cleaning, LobaCare Remover may be required.



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Application of Polish: Loba ParkettCare provides a tough, durable and mark-resistant finish that is a great “freshen up” or protective layer, ideally suited to sealed timber floors. This non-toxic water-based polish aids in protecting sealed surfaces and enhances their appearance, especially in heavily used areas. A ParkettCare rejuvenation will extend the life of sealed timber flooring by creating a sacrificial wear layer where regular recoating is not possible.

Note: Recoating your floor at appropriate intervals (depending on traffic levels) is recommended to maximise the life of your timber floor. While sacrificial polish helps to maintain the surface, it is not a substitute for additional coats of the primary finish.

FLOORS EXPOSED TO EXTREME WEAR

Sweeping: In all retail environments, it is recommended that sweeping be carried out at least daily, ideally in the morning, to reduce the presence of potentially damaging grit before the day’s trading.

Mopping: Should be carried out as required (normally weekly) using as little water as possible with the recommended dilution of LobaCare Floor Clean. Small spills should be wiped up immediately, with localised cleaning.

Rejuvenating: Heavy commercial traffic areas always provide a challenge for polished timber floors, therefore it is important to take precautions in advance. Loba ParkettCare provides a “sacrificial” wear layer that will refresh the floor’s polished appearance, as well as provide a coating that will take the wear and tear of daily traffic, leaving the primary coating remains intact. This means that the floor retains its decorative value for much longer and heavier maintenance activity is required less often. Best of all, the floor is ready to use in under an hour.

It is recommended that the rejuvenation process be carried out as required, but every 2 months is usually sufficient for the average store (busier stores may require increased attention). Every 12 months (or after 6 applications of Loba ParkettCare) the floor should be stripped with LobaCare Remover and the rejuvenation cycle restarted.



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TECHNICAL NOTES FOR CLEANING CONTRACTORS

The following care, cleaning and maintenance cycle should help to keep the floor as new as possible, even when it is exposed to extreme wear. Big River recommends Loba care and cleaning products and Lobadur water-based coatings for the renovation of its timber flooring. Other products might not be compatible with the coating. Many care products have no adhesion to modern anti-scratch UV coatings.

BASIC CLEANING

After installation, clean the floor with water and Loba Cleaner (50 to 100ml into 10 litres of water). The floor must be free of dust, grease, dirt, etc.

FIRST CARE (NEWLY INSTALLED FLOORS)

Apply Loba ParkettCare, undiluted, as primary care. Apply using the LobaTool Applicator (Wischwiesel).

Loba ParkettCare

Consumption rate: 1 litre per 50 square metres

Drying time: 30 minutes

PREVIOUSLY INSTALLED UNPOLISHED FLOORS

A basic cleaning with Loba Remover and a single-disc machine with a green pad will clean the floor thoroughly and improve the adhesion of Loba ParkettCare.

CLEANING AFTER POLISHING

Loba Cleaner diluted in water

Consumption rate: 100 to 200ml per 100 square metres

If the floor is very dirty it can be cleaned using Loba Remover (diluted 1:10 with water) and, if necessary, spot-treated with a green pad (by hand) to remove remaining dirt deposits. This will improve the outcome of the maintenance procedures.

The floor should be swept every day and mop cleaned as required.

After about two months, an additional layer of Loba ParkettCare should be applied as per "First Care" instructions (more often if necessary). After 6 applications it is recommended that Loba FloorPolish Plus should be stripped if required. Loba Remover used with a buffing machine and a green pad will remove all layers of care product. This should leave the floor looking like new, ready for the basic care cycle to be resumed.

STRIPPING

Loba Remover diluted in water (5 parts water to 1 part Loba Remover)

Consumption: 2 litres per 100 square metres

Apply cleaning solution to the floor using the LobaTool Pump Sprayer. Let it work for about 5 minutes. Buff off old layers of Loba ParkettCare with single-disc buffing machine and a green pad. Use a water vacuum or mop to clean the floor. Clean the floor with clear water afterwards.

Basic cleaning is not recommended more often than twice a year.



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TOUCH-UP OF MINOR SCRATCHES

After the basic cleaning, minor white scratches can be made less obvious by rubbing in some Lobadur ProColor with a cloth (using a colour appropriate to the timber species) or by using timber touch-up pens. ProColor must be wiped off the surface so that it will remain only in the scratch. After a drying time of approximately 2 hours, Loba ParkettCare can be applied to the whole floor.

LONG TERM MAINTENANCE

After an extended period of time (approximately 5-7 years) the floor will have absorbed significant damage and may require re-sanding. At this point it is recommended that the floor be recoated with Loba WS Duo two-component water-based polyurethane finish. After a basic cleaning, floors with intact UV coating should be primed with Loba WS 2K Contact and coated with Loba WS Duo two-component water-based polyurethane finish.

If significant damage is evident the UV coating should be sanded off completely to the bare timber. After this a coat of Loba Sealer and two top coats of Loba WS Duo two-component water-based polyurethane finish should be applied.

Please take note of the technical information supplied with all Loba products and the general LobaCare instructions for pre-finished timber floors.

