



**ABACUS
FLOORING**

*A finish you can
count on.*



TIMBER FLOORING GUIDE

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A good start ensures a better finish.

IN THIS GUIDE

| | | |
|----------|--|-----------|
| 1 | Preparation for sanding and coating your floors | 3 |
| | - Preparing your home | 4 |
| 2 | Post completion | 5 |
| | - Our recommendations | 5 |
| | - Please recognise | 5 |
| 3 | Your professionally coated floors | 6 |
| | - Expectations | 6 |
| | - Please recognise | 7 |
| 4 | Exterior Decks | 8 |
| | - Preparation for sanding and oiling | 8 |
| | - Our recommendations | 8 |
| | - Please recognise | 9 |
| 5 | Maintenance Guide | 10 |

Transforming floors
for over 30 years.

1

PREPARATION FOR SANDING AND COATING YOUR FLOORS

There are a number of steps needed to be taken by the customer before floor sanding begins. We have put together some helpful tips to assist in making this process as easy as possible.

Floor sanding is dusty and while we do use dust extraction equipment to minimise the level of dust left behind, there will still be some remaining, so the more you can do to prepare your home the less you will have to do after we finish.

- We make no exception for the removal of furniture. Please ensure all furniture is removed from the areas to be treated prior to commencement of works.
- Carpentry, electrical, plastering, plumbing and glazing must be completed before working on your floor. Our main concern is any silicone-based products (usually found on footwear of plumbers and glaziers) coming into contact with the floor after sanding and prior to the 3 layers of coating being placed on the timber. If this happens the timber is at high risk of rejecting the coating.
- We recommend that all painting be completed after any sanding and polishing of timber flooring. If skirtings are completed prior to the flooring, markings from the edge sander may occur.
- We recommend that carpets be laid after floor polishing is completed.
- Unless specifically agreed to and quoted for, all floor coverings including staples, tacks, adhesives etc. must be removed prior to works commencing.
- For everyone's safety, when having a solvent or oil-based polyurethane coating applied, gas and electrical appliances are to be disconnected by qualified personnel, if necessary, and removed. All internal pilot lights (Inc. hot water system) are to be turned off.
- Please provide adequate lighting and power and ensure clear and safe access to the site. Solar power will not be sufficient to run a job, nor is a generator.
- In some scenarios you may need to arrange alternative accommodation due to wet floors or strong fumes.

Continued...



Here are some ideas on how to protect some of the more common areas and what materials can be used to achieve this.

Preparing your home

- Materials that can be used to help protect certain fixed accessories and areas in the home are cheap plastic drop sheets, paper, plastic shopping and garbage bags, painters/masking tape and shower caps.
- Seal any access areas such as fireplaces and vents (floor, wall or ceiling) that could allow dust to enter. (masking tape and paper/plastic)
- Cover light fittings to prevent dust from gathering. (bags or shower caps if small)
- Fold curtains into garbage bags and seal at the top.
- Cover all non-moveable furnishings using drop sheets or plastic (using masking tape to secure).
- Cover smoke detectors to prevent dust activating the alarm. (shower caps)
- Drape a drop sheet over the kitchen benches and hotplates, sealing with tape around edges (suggest at back of bench along splashback and under the bottom of the cupboards at top of kickboards). Similar with overhead cupboards.
- Drape a drop sheet over pantry shelving (walk in) and secure as for kitchen benches.



2

POST COMPLETION

Most floor coatings dry within 24 hours, but they will take approximately 10–14 days to fully harden and cure.

Our recommendations

- Open some windows and doors to promote air flow. This helps with the curing process.
- When necessary, you can walk on the floor wearing socks after 24 hours.
- Avoid walking on the surface with street shoes for 7 days.
- 90% of the curing takes place within 24 hours, but care should be taken for the first 2 weeks until the floor has fully hardened. Light furniture can be placed 2-3 days after application – using protective felt pads and avoid dragging furniture as it may scratch the surface.
- Heavy items such as fridges should be moved carefully ensuring they are not dragged over new floors, even if moved using rugs or on dollies.
- Avoid washing new floors for the first 6 weeks.
- Wait 2 weeks before laying rugs or carpets, and never use rubber backed mats as they can cause a reaction with the finish.
- Put saucers under potted plants and do not allow the saucer to overflow.

Please recognise

- Occasionally, you may find lights left on. This is because we need to have sufficient lighting to ensure the coatings are applied thoroughly and evenly and we were unable to turn them off because the floors were wet.
- A window or two may be left open to allow for airflow. This assists the coatings to dry evenly.

3

YOUR PROFESSIONALLY COATED FLOORS

Since 1992, sanding and finishing timber floors has been our passion. Our professional tradesmen understand the unique characteristics of timber and have acquired the skills of this natural craft. All sanding and coating are completed using hand-controlled machines ensuring precision and quality completed work, which is evident in the results. This is the beauty of owning a timber floor.

Expectations

What you can expect

- ✓ A comprehensive estimate detailing work to be carried out.
- ✓ Expert and professional sanding and coating.
- ✓ Nails punched and nail holes filled with the appropriate filler.
- ✓ A finished coating that will provide many years of enjoyment.

What not to expect

- ✗ A completely dust free environment. Our modern sanding machinery is fitted with dust extraction equipment; however, it is impossible to eliminate dust. This may cause the following:
 - Dust particles that settle on the newly finished surface (if this occurs it will be "walked" off soon after in high traffic areas).
 - Dust that carries to other areas of your home
- ✗ Removal of deep cuts such as those from carpet trimming knives or deep gouges in the boards.
- ✗ Removal of stains from within the boards and around knot and nail holes such as animal urine and water marks.
- ✗ Filling gaps between the boards. These gaps are not filled because subsequent shrinkage and expansion with the timber during climatic changes will cause cracking in the filler and it will most likely "pop" out.
- ✗ Boards that have damage around the boarder may not have the same gloss level as those in better condition.
- ✗ Areas filled with putty to have the same feel as the timber after application of coatings.

Please recognise

- Any silicone on a floor will/can cause rejection of subsequent coats. Silicone or silicone-based products also include Fabulon linen spray, hair spray, fly spray etc.
- Downlights and other sources of like may produce cobweb effect from within the coating.
- Black Japan or stain around the perimeter of some older timber may produce a two- tone effect.
- You are likely to get some variation in colour and grain between new and old boards.



4

EXTERIOR DECKS

Outdoor entertaining and relaxation is a common component of our Australian lifestyle. A stunning exterior deck can go a long way to enhance the outdoor experience.

Exterior decks are a common feature in Australia, but they do require regular maintenance to keep them looking great. How regularly you need to maintain them will depend on their usage, the type of oil used and the level of exposure to the elements they experience.

On average, your deck should be maintained every 12–18 months.

For sanding and oiling to be done on your deck it must be completely dry, therefore works on decks is weather dependent and some flexibility may be required.

Preparation for sanding and oiling

- Clear the deck - remove all furniture, bbqs, plants, toys etc. from the deck.
- Ensure all screws are below timber level or nails punched in. Failure to ensure all fixings are below timber level can delay commencement of works. If we need to do it, additional charges will apply.
- Replace any timbers that are no longer serviceable. If we are requested to do it, additional charges will apply.

Our recommendations

- Allow the deck to dry before refurbishing.
- Put saucers under potted plants as constant moisture can cause staining of the boards and the finish will deteriorate quicker.

Please recognise

- If changing from a painted deck to an oiled deck, some paint may be left between the boards.
- Some decks may require additional coats over what has been quoted (usually 2 coats). We are unable to determine by looking at the deck how it is likely to absorb a finish.
- Some boards may have “hidden” issues that will only become apparent during the sanding process. If this occurs, we will discuss the issue with you prior to proceeding.



5

MAINTENANCE GUIDE

The decision to invest in rejuvenating timber flooring is usually not taken lightly. Therefore, we have provided this maintenance guide to assist you in protecting your investment for as long as possible.

There is a lot you can do to keep your floor looking good but how much you do is up to you. We have listed the non-debatable tasks. Should you require more information, please ask.

DO

- ✓ Sweep regularly using an anti-static broom
- ✓ Keep pet nails trimmed
- ✓ Wipe up spills immediately
- ✓ Apply protective pads to furniture
- ✓ Use recommended cleaning products (pH neutral for solvent based finishes)
- ✓ Use a soft brush head vacuum (check head for wear regularly)

DO NOT

- ✗ Use abrasive products to clean (Ajax, steel wool, scrubbing brushes)
- ✗ Use steam or wet mops (can cause coatings to soften and boards to distort)
- ✗ Wear work boots, sport shoes or stilettos on the floor
- ✗ Use waxes or polishes
- ✗ Use bleach, methylated spirits, turps, ammoniated products or general purpose detergents
- ✗ Use rubber backed mats
- ✗ Use silicon sprays or products (fly spray, hair spray, linen spray etc.)

Use Mats

Shoes carry sand, grit and small stones which will be abrasive to floor surfaces in the same way that sandpaper is to wood. Place door mats at entrances and use runners and rugs in high traffic areas. Do not use mats made from rubber as this can cause a reaction with the finish.

Direct Sunlight

Like any quality furnishing or floor covering in your home, direct sunlight will cause discolouring over time. To avoid fading and discolouring, filter direct sunlight with curtains or blinds.



Maintenance Plan

The most important thing you can do to keep your floor looking new is to establish a regular maintenance/cleaning programme. Just how regularly you need to maintain/clean the floor is dependent on the environment around the timber flooring.

For example, following are some factors to consider:

- level of foot traffic
- the degree of grit carried onto the floor
- children and pets
- condition of the immediate outside area

Daily/Weekly

Use an anti-static dust mop to collect dust and dirt.

Note some people use a vacuum cleaner, generally we recommend against vacuum cleaners because often the brushes on the vacuum head wear thin and the floor may get scratched by the metal.

Weekly/Monthly

Use microfibre mop with a non-smear detergent which is designed to clean all floor surfaces. Minimal amount of moisture/liquids to be used. Avoid harsh detergents and abrasive cleaners. Do not use normal household cleaners as they may contain a mild abrasive.

Recoating

It is advisable to apply a maintenance coat before the surface has been excessively worn as this will save the need for expensive re-sanding. The timeframe of when a maintenance coat is required is dependant entirely upon wear. Please call Abacus Flooring to inspect for subsequent recoatings.



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