



## Hardwood Flooring

### What Should My Expectation Be?

It is important that today's consumer understands what to expect from their new wood flooring. The product of choice among today's residential customer is #1 common red oak. #1 common red oak is an excellent product for residential use and with proper care, will last a lifetime. Its appearance is widely variegated with many dark colored boards, knots, flags, and worn holes. These conditions are to be expected and meet grading standards.

Wood is a natural product and is continually expanding and contracting. The movement of the wood floors in the extremes of the Texas climate and temperatures causes cracks to appear. (See picture)



How much can temperature and humidity affect the dimensions of a hardwood floor? Consider the following, look at one 2 1/4" oak board:

1-Within "normal living conditions" (say, an interior temperature of 70 degrees and a relative humidity of 40 percent), the board has a moisture content of 7.7 percent and is 2 1/4" wide.

2-If the relative humidity falls to 20 percent, the moisture content of the board will be 4.5 percent, and the same 2 1/4" board will shrink by .030 inches or approximately 1/32 of an inch. Across 10 feet of flooring, that shrinkage could translate to as much as 1.4 inches.

3-If the humidity rises to 65 percent, the board's moisture content would be 12 percent and the same 2 1/4" board would expand by .040 inches. Across 10 feet of flooring, this could translate to 1.9 inches of expansion.

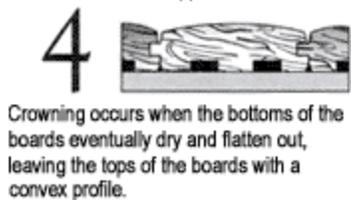
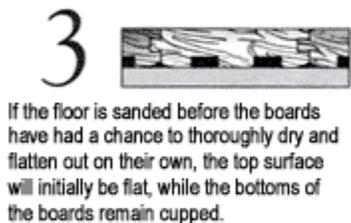
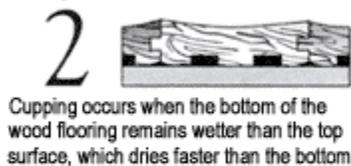
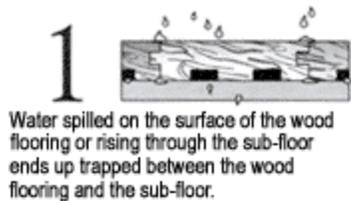
Variations in humidity may cause these conditions and are not covered under warranty.

As the floor expands and contracts, often times the filler used to fill the grain, worn holes, and small cracks during the finishing process, will loosen and fall out, or settle. Again, this is an uncontrollable event and is not a warranty item.

Briefly stated, you should examine your new wood floor from standing eye level. The floor should have a neat clean appearance, void of gouges, high or low edges and sanding marks. The finish on your floor should be even, void of laps, puddles or brush marks. Many times during the finishing process, minor dust particles, fiber, etc. will settle from the air into the wet finish. These minor imperfections are to be expected and will normally walk out. This is not a warranty item.

Finally, wood flooring is ultra sensitive to water. (See Maintenance Tips)

When used in kitchens, laundries and bathrooms, the risk of damage by water increases. Any water damage, even though repaired, is not covered under our warranty.



## MAINTENANCE TIPS

The performance of wood flooring depends on some routine, but minimal maintenance details. These include:

- Sweep your floors or use a dust mop daily, but do not use a household dust treatment, as this may cause your floors to become slick or dull the finish.
- Clean your floor's coated surface lightly with a dampened cloth using a recommended cleaning product, (such as Wood-Wise or Bona Floor Cleaner) and according to the manufacturer's directions for use.
- Never damp mop a wood floor. In all cases, use minimum water, because water causes deterioration of the wood itself, as well as the finish.
- Buy a "floor care kit" that the flooring contractor recommends instead of counting on a home-made remedy of vinegar and water to clean your wood floors. Different finishes have different requirements, and it's best to follow professional advice in this area.
- Clean light stains by rubbing with a damp cloth.
- Avoid using mops or cloths that leave excessive water on the floor. Never let a spill of water dry on the floor.
- Have your floors recoated periodically as the finish shows wear.
- Do not clean your wood floors with water or water-based products on a regular schedule. Clean only when necessary and clean only the soiled areas.
- Using a wax, Murphy's Oil Soap or similar products will keep a new coat of finish from adhering to your existing finish and void your warranty.