

# **CLEANING AND MAINTENANCE RUBIO OIL-FINISHED WOOD FLOORS**

**THE CLEANING AND MAINTENANCE PRODUCTS PRESENTED IN THIS MANUAL ARE THE ONLY PRODUCTS THAT SHOULD BE USED ON OIL-FINISHED FLOORS.**

**ANY OTHER PRODUCTS MAY STRIP THE PROTECTIVE WAXES AND OILS FROM THE FINISH, DAMAGING THE FLOOR AND VOIDING THE FINISH WARRANTY. PLEASE CONTACT US AT 323-886-2221 BEFORE USING ANY PRODUCT NOT LISTED IN THIS MANUAL.**

Action	Frequency	Product / Equipment
Spot Clean	Daily or as needed	RMC Surface Care Spray RMC Refresh Scrub Pad Terry-cloth towels
Periodic Cleaning	Monthly or as needed	Rubio Soap/Water Floor mop and buckets (2-bucket system)
Surface Renovation	Annually, or as needed  When the floor starts to show signs of surface wear (hungry, rough surface), but the color is not affected.	Rubio Universal Maintenance Oil Floor Buffer White Pads Terry-cloth towels
Color Renovation	As needed  When the color is starting to fade in higher-traffic areas.	Rubio Oil Plus 2C in the appropriate color Floor Buffer White Pads Terry-cloth towels

For best results the condition of the floor needs to be monitored by maintenance personnel. Cleaning and re-oiling frequencies vary according to the location, seasonal conditions, the location of the flooring within the installation (introduction of outside particulates and substances i.e. salt, asphalt, sand etc), the amount and type of traffic on the floor and other variables. The frequencies suggested are a minimum.



Soap Concentrate

To be diluted via dilution control 100 parts clean water to 1 part Rubio Soap. When dilution is used in a spray bottle for spot cleaning, is referred to as Surface Care Spray. When dilution is used in an approved scrubbing machine or in a 2-bucket damp mop system, it is referred to as Rubio Soap Dilution.



Surface Care Spray

Mixture of 100 parts clean water and 1 part Rubio Soap, most commonly used in a spray bottle for the cleaning of spot stains.



Refresh  
 (aerosol version)

Serves two purposes:

1. Excellent at cleaning stubborn stains, especially chewing gum;
2. Repairs small areas of damaged finish (i.e. from application of a solvent such as acetone)



Universal  
 Maintenance Oil

Repairs worn or rough finish where the color is still intact.



Oil Plus 2C

Re-oils areas of worn or damaged finish.

Available in over 40 colors. Colors are mixable.

Formula will vary according to color of the chosen floor.

Most spot stains can be cleaned up with Surface Care Spray and a cotton cloth or scrub pad. More aggressive stains and chewing gum will require the use of Rubio Refresh and a cotton cloth or scrub pad.

**MOST STAINS**



**Surface Care Spray**



**STUBBORN STAINS**  
**CHEWING GUM**  
**FLOORING ADHESIVE**



**Refresh**  
**(aerosol version)**



## SPOT CLEANING

September 2016

- Frequency: Daily, as necessary
- Materials: Rubio Surface Care Spray (Rubio Soap diluted 100:1 with water)  
And/or Rubio Refresh (aerosol version)  
Terry-cloth towels                      Woven nylon scrub pad
- Surface Care Spray: (1) Dispense from spray bottle;  
(2) Scrub with terry towel.  
More stubborn stains: scrub with woven nylon pad.
- Refresh: (1) Dispense from spray can;  
(2) Wait 60-90 seconds;  
(3) Scrub with terry towel;  
(4) Buff very well until dry.  
More stubborn stains: scrub with woven nylon pad.

Application of any solvent-based product, or indeed any non-Rubio cleaning product, will strip the protective waxes and oils from the finish. On a small spot-basis the finish can be repaired through the application of RMC Refresh as follows:

- (1) Dispense from spray bottle;
- (2) Wait 60-90 seconds;
- (3) Buff very well until dry.

Frequency: Monthly, or as necessary

Materials: Rubio Monocoat Soap Dilution (RMC Soap diluted 100:1 with water)  
Microfiber mop and two buckets with wringers

- (1) Damp-mop the finish/floor using a microfiber or cotton mop.  
Be careful not to flood the surface – the mop should be rung out very well so as to apply the smallest amount of water possible. Under no circumstances should water be allowed to pool or flood.
- (2) For best results, immediately damp mop the floor again with clean water.  
Be careful not to flood the surface – the mop should be rung out very well so as to apply the smallest amount of water possible.

Under no circumstances should water be allowed to pool or flood.

- (3) Allow the floor to dry.

Application of any solvent-based product, or indeed any non-Rubio cleaning product, will strip the protective waxes and oils from the finish. On a small spot-basis the finish can be repaired through the application of RMC Refresh.



## SURFACE RENOVATION

September 2016

- Frequency: Yearly, or as necessary as finish is noticed to be hungry or rough (before color degradation)
- Materials: Rubio Universal Maintenance Oil  
Low-speed floor buffer with white pads  
Terry-cloth towels
- Coverage: 1 litre = +/- 2000 square feet

Universal Maintenance Oil will renew the finish and even out the slight sheen differences caused by variable traffic patterns. Ideally, the entire floor should be treated. However, especially with lighter-colored floors, an “every-other” strategy can be used, with high-traffic areas being renovated one year, and all areas, including lower-traffic areas being renovated the next year.

Floor can be walked-on 8 hours after renovation is finished.

- (1) Clean the floor as per the Periodic Cleaning instructions;
- (2) Treat any stubborn spots with Refresh or solvents.

When the floor is clean, we can begin the Oil Renovation process, starting with the perimeter:

- (3) Apply a small amount of oil to any perimeter areas unable to be accessed with the floor buffer;
- (4) Wait until the last of the oil applied has had at least 1 minute reaction time;
- (5) Buff the perimeter with a clean terry towel until very dry to the touch.

Then we can start on the main area of the floor:

- (6) Squirt a small amount of oil, approximately 4 tablespoons, onto the floor;
- (7) Place the buffer with the white pad on top of the oil. Turn on the buffer to spread the oil.  
Add oil when necessary to coat 100-125 sq. ft;
- (8) Place a clean towel under the buffer, and buff the section dry;
- (9) Repeat until the area being renovated has been coated and buffed dry;
- (10) The floor can be re-set and walked on 6 hours later.

Please keep in mind: Excess oil on the floor will never completely cure. Floor must be buffed until dry to the touch. One liter of oil should renovate 2,000 sq ft+ of flooring. If you are using oil at a greater rate than 2,000 sq ft per liter, then you are using too much.

Oily rags must be handled properly, as improper handling can cause auto-combustion. If maintenance personnel are not familiar with proper handling procedures, please contact Summitt Forest Products for assistance.

NOTE: All floor finishes wear. Rubio Monocoat Oil Finishes are designed to be easily recoated upon first signs of wear. It is important to monitor your floor, and renovate with Universal Maintenance Oil as soon as the finish starts to look hungry, or feel rough, before the color starts to degrade.





## COLOR RENOVATION

September 2016

Frequency:	Yearly, or as necessary when color starts to degrade
Materials:	Rubio Monocoat Oil Plus 2C in the appropriate color. Low-speed floor buffer with white pads Terry-cloth towels
Coverage:	1 litre = +/- 2000 square feet

Oil Plus 2C in the appropriate color mixture will renew the finish, maintain the color, and even out the slight sheen differences caused by variable traffic patterns. Ideally, the entire floor should be treated. However, especially with lighter-colored floors, an “every-other” strategy can be used, with high-traffic areas being renovated one year, and all areas, including lower-traffic areas being renovated the next year.

The treatment should be done at night; the facility can open for business the next day.

- (1) Clean the floor as per the Periodic Cleaning instructions;
- (2) Treat any stubborn spots with Refresh or solvents.

Mixing the Oil Plus 2C: This two-component oil needs to be mixed (catalyzed) as follows:

- (3) Pour half of the Oil Plus (Part A) into a large bucket.
- (4) Add the Accelerator (Part B) to the remaining half of the Part A in the can.  
Close the lid and shake very well.
- (5) Add the pre-mixed quantity to the Oil Plus (Part A) in the bucket.  
Stir until you get a homogeneous mass.

When the floor is clean and the oil has been mixed, we can begin the Oil Renovation process, starting with the perimeter:

- (6) Apply a small amount of oil to any perimeter areas unable to be accessed with the floor buffer;
- (7) Wait until the last of the oil applied has had at least 1 minute reaction time;
- (8) Buff the perimeter with a clean terry towel until very dry to the touch.

Then we can start on the main area of the floor:

- (9) Squirt a small amount of oil, approximately 4 tablespoons, onto the floor;
- (10) Place the buffer with the white pad on top of the oil. Turn on the buffer to spread the oil.  
Add oil when necessary to coat 100-125 sq. ft;
- (11) Place a clean towel under the buffer, and buff the section dry;
- (12) Repeat until the area being renovated has been coated and buffed dry;
- (13) The floor can be re-set and walked on 6 hours later.

Please keep in mind: Excess oil on the floor will never completely cure. Floor must be buffed until dry to the touch. One liter of oil should renovate 2,000 sq ft+ of flooring. If you are using oil at a greater rate than 2,000 sq ft per liter, then you are using too much.

Oily rags must be handled properly, as improper handling can cause auto-combustion. If maintenance personnel are not familiar with proper handling procedures, please contact Thomas Benjamin Flooring for assistance.