



Care & Maintenance Guide

For Oiled Timber Flooring

UNDERSTANDING OILED FLOORS

Oil is a traditional finish for timber flooring and is widely regarded as the most attractive. It gives the wood a soft, natural sheen that mellows and improves with age and wear. Unlike lacquer, which sits on top of the wood, oils penetrate into the grain to nourish and protect from within, leaving a natural, breathable surface that patinas gracefully over time.

Although your floor is no longer growing, it remains a natural material that responds to light, humidity, temperature and wear. There are three main types of oiled finish:

- **Hardwax Oil:** A blend of natural oils and waxes giving a durable, low-sheen finish with a natural feel. Requires more frequent re-oiling.
- **Oxidative Oil:** A traditional penetrating oil that dries by oxidising in the air. Offers a warm, rich look and forms a patina, but needs the most frequent maintenance.
- **UV-Cured Oil:** Oil applied and cured instantly under UV light during production, giving extra wear resistance and easier long-term care. UV-cured floors do not need oiling immediately after installation.

Your maintenance routine depends on which oil finish has been applied.

DAILY & WEEKLY CLEANING

- **Vacuum or sweep regularly** with a soft-bristle head to remove grit and prevent micro-scratches.
- **Damp mop weekly** using a well-wrung mop and a floor soap made for oiled floors (we recommend and supply Ciranova or Admonter). Use approximately one capful per litre of warm water.
- **Never flood the floor.** Use a damp mop only — standing water may stain or damage the timber.

ENVIRONMENTAL CARE

- Maintain indoor humidity between **40–60%** and temperature between **16–24 °C**. Fluctuations may cause gaps or surface stress.
- Expect some natural movement — your floor will expand and contract with changes in temperature and humidity.
- Use **UV protection** (curtains, blinds or window film) to prevent uneven fading. The colour of your floor will change slightly over time as a normal response to UV light.
- Protect high-traffic areas with breathable mats, and place felt pads under furniture legs.

ROUTINE MAINTENANCE & RE-OILING

Regular oiling is essential to preserve the durability and natural look of an oiled floor. Re-applying Maintenance Oil (we recommend FirstFloor Maintenance Oil, or another approved maintenance product) nourishes the timber, enhances colour depth and strengthens wear resistance. Frequency depends on the finish and traffic:

- **Hardwax & oxidative oil:** re-oil at least annually, and more often in high-traffic or dry areas. Oxidative finishes generally need the most frequent attention.
- **UV-cured oil:** re-oil every 18–24 months, or as required if the surface begins to dull.
- Top up oil in high-traffic or dry areas as needed, and spot-treat scratches with oil.

Frequent staining is often a sign the floor is due for a fresh application of Maintenance Oil.

HOW TO RE-OIL YOUR FLOOR

1. **Vacuum or sweep** the floor thoroughly. Do not introduce any moisture until the Maintenance Oil has been applied.
2. **Wash** using a damp mop and floor soap solution. Allow to dry completely.
3. **Apply Maintenance Oil** in a thin, even layer — we recommend FirstFloor Maintenance Oil, or another approved maintenance product. It can be applied with a standard microfibre mop; a buffing machine gives the most even finish in larger or high-traffic areas.
4. **Coverage:** approximately 1 litre of Maintenance Oil covers about 100 m².
5. **Drying:** oil takes 6–12 hours to dry fully but can be walked on in socks immediately. Good airflow speeds drying; high humidity slows it.

IMPORTANT — THE 10-DAY CURE PERIOD

Do not use water or any cleaning solution on the floor for the first **10 days** after applying Maintenance Oil. During this time, keep the surface free of dirt and moisture and **vacuum or sweep only**.

DIY & PROFESSIONAL OPTIONS

DIY re-oiling. Homeowners can maintain their own floor: clean and dry the floor, apply a thin even layer of Maintenance Oil with a microfibre mop or a rented floor-buffing machine, work it in for an even finish, and allow it to dry before walking on it. Contact us to arrange buffing-machine hire.

Professional maintenance. For heavily worn areas, or if the surface has dried out significantly, we recommend a professional re-oil. This ensures correct application and can extend the life of your floor without the need for sanding.

SPILL & STAIN MANAGEMENT

Wipe spills immediately with a water-dampened cloth or mop — both water and oils can stain. Keep a bottle of pre-mixed floor soap solution handy for quick clean-ups.

To treat a stain, escalate only as far as needed:

1. Vacuum or sweep, then wash with a damp mop and floor soap solution. Allow to dry.
2. If the stain persists, dilute floor soap with water 1:1 and wipe the area with a cloth, working **in the direction of the grain**. Allow to dry.
3. If it still persists, spot-apply straight floor soap with a microfibre cloth along the grain, then wipe away excess.
4. As a last resort, gently rub floor soap into the stain with a green Scotch pad, along the grain, and wipe away excess.

SCRATCH TREATMENT

- Buff a small amount of Maintenance Oil into the scratch with a cloth, wipe away the excess and allow to dry.
- For especially deep scratches or repairs, contact Vienna Woods on 09 523 1839 before attempting further work.

CARE BY OIL TYPE

FINISH TYPE	KEY TRAITS	MAINTENANCE NOTES
Hardwax Oil	Natural matte look, durable, breathable	Re-oil at least annually (more often in high-traffic areas); buffing recommended.
Oxidative Oil	Traditional, rich colour; patina forms	Needs the most frequent oiling — at least annually, more often in high-use areas.
UV-Cured Oil	Factory-cured for extra durability; no oiling needed at install	Lower maintenance; re-oil every 18–24 months, or as required if dulling occurs.

DOs & DON'Ts

DO

Expect some movement, and a slight colour change under UV light. Move rugs occasionally to let colour even out, or leave them off for 6–12 months until the colour settles.

Vacuum and sweep regularly to remove dirt and grit, reducing micro-scratches.

Clean up spills immediately with a water-dampened cloth or mop.

Keep a bottle of floor soap solution pre-mixed and handy.

Mop with the specified floor soap to maintain the oil finish, and replenish the oil coating regularly (an annual Maintenance Oil application is recommended).

Use a door mat at exterior doors.

Ensure mats and rugs have natural-material backings — synthetics and rubber may discolour oil finishes.

Put felt pads/glides under furniture legs and replace them regularly to help prevent scratches.

Contact us if you'd like a recommendation on quality felts.

Contact us on 09 523 1839 or support@viennawoods.co.nz with any questions.

DON'T

Steam clean or steam mop — this damages both the wood and the finish.

Use solvents, chemicals, dusting sprays or general household cleaners on the floor.

Expose the floor to excessive water or moisture. No wet mopping — damp only.

Rub or scrub the floor hard, or use abrasive pads aggressively — this can remove the oil finish.

Place pot plants directly on the floor. Use a trivet or stand to allow air circulation.

Attempt to sand off the finish without contacting us first.

Wear stiletto heels on the floor — they can crack, dent or scratch the finish.

Drag heavy furniture across the floor.

QUICK REFERENCE CARE TABLE

FREQUENCY	CARE TASK
Daily	Vacuum or sweep with a soft-bristle tool.
Weekly	Damp mop with diluted floor soap (≈1 capful per litre of warm water).
Annually	Re-apply Maintenance Oil to hardwax and oxidative finishes (more often in high-traffic areas).
Every 18–24 months	Re-apply Maintenance Oil to UV-cured finishes, or as required if dulling occurs.
After re-oiling	No water or cleaning for 10 days — vacuum/sweep only.
As required	Spot-treat scratches and stains; top up oil in high-traffic or dry areas.
DIY option	Apply Maintenance Oil with a microfibre mop, or hire a floor-buffing machine.
When required	Professional re-oil for heavily worn or neglected floors.

With consistent care, your oiled timber floor will develop a rich character while remaining strong, elegant and long-lasting. Thank you for choosing Vienna Woods, and we hope you enjoy your floor.