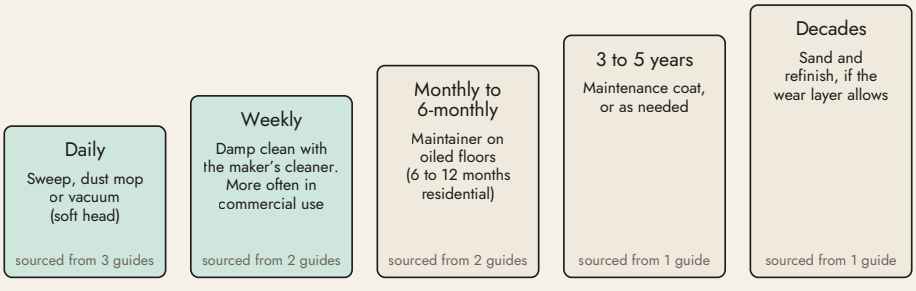
Wood floor *aftercare* and maintenance schedule

Published guides agree on the shape of a timber floor programme and differ on its frequencies. Keep grit out, clean with the finish maker's products and a spray mop, keep humidity steady, and agree the intervals with the partner in writing.

AT A GLANCE

Task	Starting frequency	Notes	Source
Entrance matting, and cleaning it	Ongoing	Two steps across, removes grit and absorbs moisture. Extra in snow or heavy rain.	UK maker; UK distributor
Sweep, dust mop or vacuum	Daily, by use	Soft head or hardwood setting, not a brush bar with a support bar that can mark.	All three
Spills	At once	Dry or slightly damp cloth. Never leave liquid standing.	All three
Damp clean with the finish maker's cleaner	Weekly; more often in commercial use	Spray mop, no standing water. Several mop heads, washed and changed.	UK maker; UK distributor
Machine clean before a maintenance coat	Periodic, in high traffic	Scrubber-drier, 10 to 20 m² at a time, then let the floor dry fully.	UK maker (its product)
Maintainer or maintenance oil	Monthly to six-monthly, or as required; 6 to 12 months in a home	Oiled floors. Lacquered floors use the maker's own maintainer.	UK maker
Re-oil worn areas	As soon as wear shows	Leave it and bare wood is open to dirt and damage.	UK distributor
Maintenance coat	Every 3 to 5 years, or as needed	A domestic guideline from a US trade body.	US trade body
Sand and refinish	Every few decades, or as needed	Only while the wear layer allows. Ask the partner.	US trade body
Temperature and humidity	Throughout the life of the floor	Ranges differ by guide: see the drawing.	All three

Starting points from a UK maker, a UK distributor and a US trade body (read 7 Nov 2026). None is written for a hotel or restaurant: the partner and the operator set the intervals.



A care ladder from daily to refinish. Frequencies are starting points from published guides that differ. Original drawing by Make Bespoke Studio.

SPECIFICATION WORDING

CARE AND MAINTENANCE SCHEDULE

Before practical completion the partner shall issue a written schedule for each floor area: finish type and maker; daily, weekly and periodic tasks with frequencies [ ] agreed with [operator / floor care contractor]; cleaner and maintainer types for the finish [pH-neutral wood floor cleaner and maintainer approved by the finish maker]; method [spray mop, no standing water; no wet mop; no steam]; products that must not be used [household detergents, acidic or alkaline cleaners]; and how to touch in, re-oil or recoat. The schedule to be included in the O&M pack.

CURE, PROTECTION AND HANDOVER

No wet cleaning, rugs or heavy traffic until the finish has cured for [ ] days or as the finish maker states. Floor protection to be [breathable, not plastic], lifted every [2 to 3] weeks for ventilation and removed [ ] days before handover; underfloor heating off while protection is in place. Final clean and maintainer coat by the partner before handover.

OPERATOR RESPONSIBILITIES

The operator to keep the room at [ ] °C and [ ] % relative humidity [as the partner states for this floor] throughout the life of the floor, and to log it [monthly]. Entrance matting [two steps across, __ m] at every external door, cleaned [daily]. Felt glides on all furniture, checked [monthly]. [Heel policy.] Spills wiped at once. Wet cleaning only in sections or when the area is closed, and the area not reopened until it is dry.

TERMS USED

Maintainer

A product applied periodically to an oiled or lacquered floor after cleaning, to replenish the finish and hide superficial marks. The finish maker names the right one for each finish.

Spray mop

A mop that sprays a fine mist of diluted cleaner so that no standing water is left on the floor. Several mop heads are washed and changed.

Wear layer

The thickness of timber above the tongue or core of an engineered board. It limits how many times a floor can be sanded.

Cupping

Boards curling so their edges rise above their centres, often after moisture gets in or humidity swings. The maker links it to rooms heated only when used.

STANDARDS AND SOURCES

- BS 8201:2011 Code of practice for installation of flooring of wood and wood-based panels: Current (published 31 Oct 2011) per BSI Knowledge, 7 Nov 2026; scope is material, environment and installation variables. Text not read.
- A UK maker's maintenance and installation guides (2019, 2024); a UK distributor's oiled floor guide; an NWFA leaflet (2016-18); HSE, Cleaning (13 Jan 2026): read 7 Nov 2026; manufacturer and trade guidance, not standards.

Full guide: https://makebespoke.com/trade/technical/wood-floor-aftercare-and-maintenance-schedule. Make Bespoke Studio coordinates manufacture through its partner workshops. Figures are guidance only and your specification governs; some may be superseded, so contact the studio to verify.