

Informational Bulletin #50

Subject: Contaminated Floors

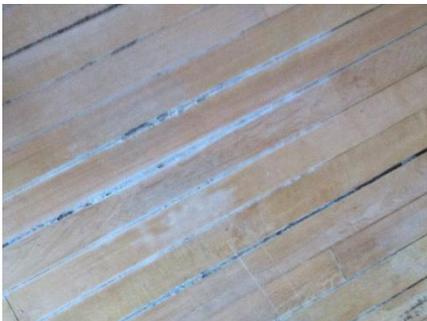
Date: 10/12/16

Many sand and finish companies have seen the results of a contaminated floor and the effects they can have on a finish system. Unfortunately, these effects usually rear their ugly head as the finish coats are applied and in worst case scenarios, require a complete resand to repair the issue.

Here are a few things to look for on a project to hopefully catch a prospective floor that could be contaminated.

- A floor that has most of the existing finish worn off to bare wood. Exposing the wood flooring to continuous cleaning products, oils and moisture from cooking and the occasional pet accidents.
- If a floor has been waxed or polished. We are able to sand the surface of the flooring, not into the seams where the wax/polish will remain after the sanding has been completed.
- A solvent loaded floor from a previous coat not being completely dry.
- A floor with excessive gaps that is in a part of the country where Ice Melt (salt) is used.
 - Ice melt is very acidic. Not only will it eat away at a finish, it also has the ability to drive deep into the wood. Especially if the finish has been worn off. This ice melt will react with most finishes and sealers.

Below are three photos where the finishes have reacted to contaminants in the floor.



One way we have seen minimize this reaction is to use one of the below products to lock in these contaminants prior to applying finish coats.

- Quick Dry oilbase sealers (Sampson Quick Dry Sealer; Lenmar Rapid Seal; DuraSeal Quick Dry sealer).
- Alcohol based sealers (Zinsser's Universal Sealer).
- The use of Penetrating Oils as a complete system.
 - Some Penetrating Oils can be coated with finishes (Arboritec Miracle Oil; Pallmann Magic Oil).

If the floor is to be stained, use one of the above mentioned products after staining (check with the manufacturer for compatibility). Stains will not block these contaminants. While these sealers may help minimize this reaction, it may not completely cover the most extremely contaminated floors.

Additional information can be acquired from the manufacturer's technical department of the products used on your floor. The National Wood Floor Association (NWFA) can be an additional resource. They can be reached at 800-422-4556 or online at www.woodfloors.org.