
WHAT EVERY HOMEOWNER WISHES THEY KNEW ABOUT THEIR HARD FLOORING.

How do you properly maintain hard floors?

The truth is that most all of us have never been taught the proper care of our hard flooring. You would be amazed to find out how many products commonly found at grocery and big box stores are actually bad for the longevity of your floors. Even things such as vinegar or even pure water, will damage your floors over time. The only product that you should ever be using on your floors whether it's solid hardwood, engineered hardwood, or luxury vinyl plank is a quality neutral floor cleaner. Our technicians will be happy to recommend our favorite brands of widely available neutral cleaners to use. Frequent sweeping, vacuuming, followed by a microfiber flat mop using a neutral cleaner should be the only weekly maintenance your floors will need.

Using a polish on my floors is okay isn't it?

The bad news is NO, you should never use any product that is a polish or claims to restore your floors. The problem is that most of these store bought products are actually acrylic waxes. While it may initially improve the appearance of your floors, the wax quickly begins to fail by flaking off or peeling. Floors that have regularly had a wax polish applied now have layers of dirt trapped inside layers of wax making them look unsightly. If your housekeeper or anyone else is using wax on your floors it is a good idea to discontinue its use.



My hardwood floors are in rough shape but sanding is expensive!

Here comes some good news. Many people falsely assume their floors need a full sanding. In many cases it is just your polyurethane wear layer that is keeping your floors from looking great. A properly maintained wear layer can help prevent your floors from ever needing a full sanding!



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HIGHLY E-STEAMED CAN HELP!

We can restore all types of flooring.

No matter what type of hard flooring you have we can help you get your floors looking their best! We service all site finished and factory finished solid hardwood, engineered hardwood, and luxury vinyl plank. Our technicians will diagnose the issues and create a plan for making your floors beautiful again. The best part is that we can achieve great results without the need for doing a full sanding which will save you a lot of time and money.

OUR SERVICES INCLUDE: Screen and Recoat

Did you know that most hardwood floors should be screened and recoated every 3-5 years? Whether you have solid hardwood or engineered hardwood flooring its "wear layer" needs occasional maintenance. Over time foot traffic, micro-scratches, pets, and spills will begin to dull the appearance and diminish the protection it's wear layer provides. Once the wear layer is gone your floors have no protection from damage and even the slightest bit of moisture could mean your floors need a full sanding. Having your floors screened and re-coated will return the finish to it's original glory.

"Most hardwood floors should be screened and re-coated every 3-5 years."

What exactly is a Screen and Recoat?

Instead of sanding your floors down to bare wood we use screens under our oscillating floor machine to remove light scratches and abrade the polyurethane. This process has also been called "Dustless Refinishing" or "Sandless Refinishing." Our floor machine has a built-in HEPA vacuum which captures any airborne dust during the screening to maintain a clean environment. Once the floors have been screened they are then thoroughly cleaned. If the floors are in need of any color correction we can then apply water based stain to blend it in. Finally, two or more coats of a waterborne polyurethane with the sheen of your choice are applied to the floor. Your floors will now look amazing and will be ready for light foot traffic the same day! Heavy furniture can be replaced after 24 hours. This all happens without the huge mess and at a fraction of the cost of a full sanding!

*Below: Screen and Recoat.
Before, During and after.*



Wax Removal

If you or your housecleaning service has been applying layers of store bought polish to give your floors a shine you likely have a case of wax build-up. Luckily the wax can be fully removed! Using an acrylic stripper and our heavy duty equipment we will emulsify the wax back into a liquid allowing us to fully extract it back off your floors. Next we use a product to neutralize the Ph of your floors. Depending on the condition of your floors we will then give a final buff out or proceed to our screening process. Our wax removal process can be used on solid hardwood, engineered hardwood, and luxury vinyl plank flooring. Once we remove the wax we will be sure to educate you further so your floors will never need our wax removal service ever again!

*Right: Wax Removal.
Before and after.*



Deep Clean and Buff

When your floors are in good shape but they just don't seem to clean up as well as you remembered, it may be time for a Deep Clean and Buff. Using a powerful yet safe detergent we will power scrub your floors using professional equipment. The slurry of dirt is then extracted from the floors followed by a neutralizing rinse to get everything squeaky clean. Finally your floors are buffed out with our oscillating floor machine which brings back the natural luster. Your floors are now ready for immediate use. To maintain your floors we highly recommend a Deep Clean and Buff every 12-18 months.

