

This information sheet is one of a series based on installation systems we have tailored to meet our needs and rigid performance requirements and have used over the past five years. This information is designed to assist Architects in specifications where timber flooring is required.

*As a solid timber and timber veneer flooring supply and installation company we can be contacted re the **supply of any specified product**. And, we would appreciate the opportunity of **quoting for your timber flooring work** NZ wide.*

ORDER OF WORK, FINISHING AND EDGING WORK

ORDER OF WORK

Our work includes carrying long lengths of timber and heavy equipment being moved around in confined spaces. Also, to lay a quality floor we need to use walls (and skirtings) to cramp and wedge timber.

We take all possible care when working in areas with finished walls, etc. but can't guarantee there'll be no damage. We would prefer to do the installation side of our work fairly early in your building process but the building must be fully closed in with all doors and joinery in place prior to us commencing our work.

Ideally our installation should occur just after the gib-stopping stage when any damage is easily repaired. This is not possible in all cases but it should be in a new home, a major renovation and/or when walls are being painted.

We would prefer to be in early and install the timber flooring, then you can paint before we sand and coat.

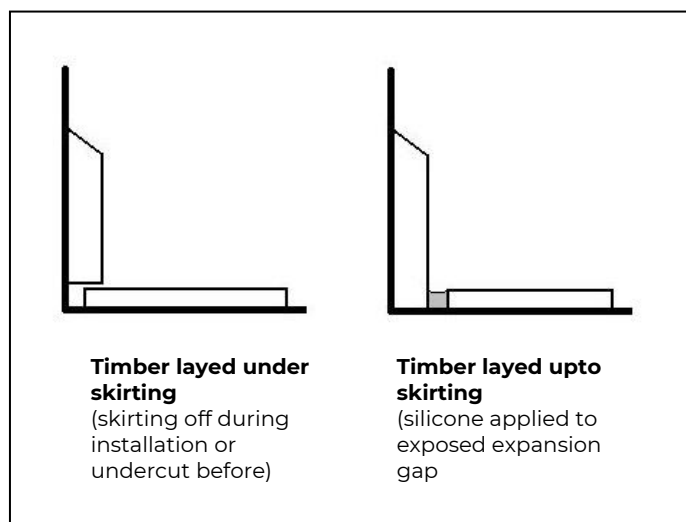
FINISHING AND EDGING WORK

All timber flooring needs to be laid with an expansion gap of 5-8mm around the perimeter so the timber can expand and contract with temperature and moisture changes.

This expansion gap needs to be present everywhere, even at the base of stairs, at the edges of fixed cabinetry and to hard flooring thresholds (eg tiles).

An expansion gap to the end grain of timber can be slightly smaller because timber expands much less lengthways than widthways.

In general it looks better if the expansion gap is not visible i.e. if it's hidden underneath skirtings and kickboards.



When the expansion gap is going to be visible, i.e. to the base of a set of stairs, it will be filled with a colored flexible silicone caulking which closely matches the color of the timber.

Generally, when pricing, we assume that skirtings and kickboards will be off when we lay your floor. Our quotations don't make any allowance for edging unless what and how much is specifically indicated.

WHEN SHOULD YOU PAINT YOUR WALLS

We would prefer not to install timber flooring in an area that's newly painted.

SHOULD YOU HAVE TIMBER FLOORING INSTALLED UNDER YOUR KITCHEN UNITS

Whether or not timber is installed under kitchen units is personal preference. Kitchen units are often 2.5m² - 5m² so this is a potential saving if the budget is tight.

If timber is not being layed under the units the builder should use ply to build the under unit floor height up to the height of our timber (eg 19mm) and we will lay our timber up to this ply, leaving an expansion gap.

The builder needs to allow for us to lay 30-40mm underneath the units so the transition does not show.

An advantage of having timber under units is that future kitchen remodelling or changes in design of the kitchen you are currently working on can be accommodated easily and won't result in an expensive timber floor patch-up.

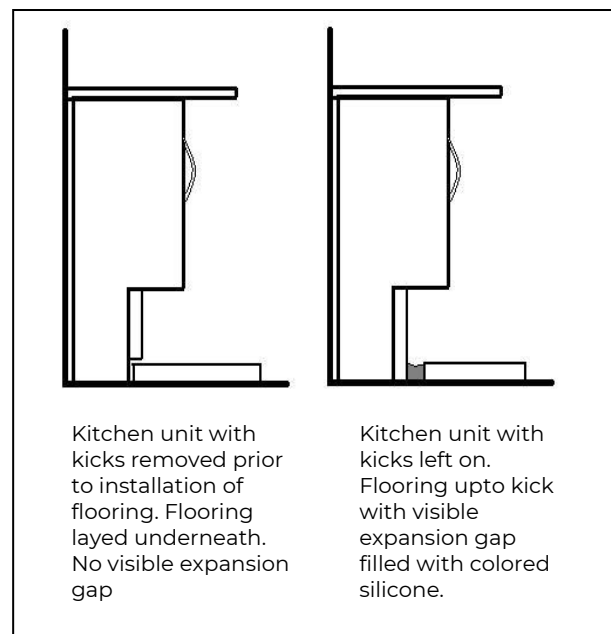
WHEN SHOULD YOU INSTALL YOUR SKIRTINGS AND KITCHEN KICKS BOARDS

If we are laying flooring in a kitchen (new or existing), the kickboards should be left OFF until we finish our work.

We will lay the timber underneath and sand right up to the units without risk of damage. The kicks then get shortened and fitted once we've finished sanding and coating.

When finished it appears that the timber is layed underneath the units and this looks significantly better than having a visible silicone expansion gap.

If at all possible we recommend you leave or take your skirtings off while we install the timber flooring. The skirtings can be reinstalled once we have finished sanding and coating or, if you select a split time frame, in the break between the installation and sanding and coating.



Skirtings that are left in place will more than likely be marked/damaged because of the need to use wedges to cramp timber and maintain an expansion gap.

If the skirtings are on we will lay a neat expansion gap to the perimeter and then fill this gap with colored silicone. If the skirtings are off we will leave a rough expansion gap to the perimeter which will be covered by the skirtings. This looks better, is easier to keep clean and is significantly less expensive than the installation with skirtings in place (approximately \$20-\$25/m2 more if skirtings are left in place).

We can undertake skirting work (eg remove and replace skirtings) if required but there will be an extra cost for this.

SPLIT TIME FRAME OPTION

The Split Time Frame option allows for a break after the floor installation to allow other trades to get in and finish work such as skirting boards, kitchen cabinetry, gib-stopping, painting, plumbing, electrical work, etc.

The timber flooring is installed then sanded flat for items which sit flat on the floor and which are to be installed before we return to sand and coat. We sand flat the areas slightly larger than the cabinetry so that when we're doing the full sand we don't have to take the sanding equipment too close to the installed cabinet.

We then apply a sealer coat of polyurethane to protect the flooring from moisture and following trade damage.

When other trades finish, often 4 – 6 weeks later, we return and complete the sanding and coating process.

The "Split Time Frame" option reduces the risk of damage to the property (i.e scuffing or marking of finished walls or units) and the risk of other trades damaging the finished floor.

A "Split Time Frame" is offered as an option in our quotations. There is an extra cost for this option but it can often save a lot of money and worry in the long run.

PREFINISHED TIMBER VENEER FLOORING

See info sheet on Prefinished Timber Veneer Flooring for full detail.