



# Installation Guide

 **Grand**<sup>®</sup>  
OAK FLOORING

[www.grandoakflooring.com.au](http://www.grandoakflooring.com.au)



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# GrandOak Installation instructions for Floating Floors

**IMPORTANT:** Proceed with a visual inspection of the boards before installation. Once installed, the boards are considered accepted by the installer and the home owner.

please read the entire installation instructions before proceeding with the installation owner/installer responsibility.

This instruction is a **GUIDE** only.

If unsure, please contact your retailer.

Grand Oak is a beautiful and unique product of nature, which is characterised by distinctive variations in grain and colour both within each board and from board to board. These natural variations in colour and grain are not flaws, but are a part of the natural beauty and uniqueness of Oak flooring. These inherent variations should be expected and serve to enhance the natural beauty and enduring charm. Grand Oak is manufactured in accordance with accepted industry standards, which permit a defect tolerance not to exceed 5%. The defects may be of a manufacturing or natural type. It is understood that;

- The installer assumes all responsibility for final inspection of product quality. This inspection of each board should be carried out prior to installation. Carefully examine the flooring for colour, finish and quality before installing. Use reasonable selectivity and hold out or cut off pieces with glaring defects whatever the cause. All such inspections should be conducted in finished lighting conditions, particularly in areas that will be exposed to sources of natural light. If the flooring is not acceptable, contact your retailer immediately.

- Before beginning installation of any Oak flooring products, the installer must determine that the environment of the job site and condition and type of the sub-floor involved are acceptable, ensuring that it meets or exceeds all requirements which are stipulated in the Grand Oak installation instructions which follow. Australian Select Timbers declines any responsibility for job failures resulting from or associated with inappropriate or improperly prepared sub-floor of job site environment deficiencies.

- Prior to installation, the installer/owner has final inspection responsibility as to grade, manufacture quality and factory finish. The installer must use reasonable selectivity and remove or cut off pieces with deficiencies.

- Do not install sub-standard, non-confirming or faulty boards.

- The use of stain, filler or putty stick for the correction of defects during installation should be accepted as normal procedure.

- Should any individual piece be doubtful as to grade, manufacture or factory finish, the installer should not use the piece. Of course, replacement materials of boards not installed will be afforded in this instance by Australian Select Timbers, provided the defect is considered as a genuine manufacture defect.

- When Grand Oak flooring is ordered, allow approximately 5%-10% for wastage and off-cuts, depending upon size or layout of the room or installation area. (Please note: diagonal installations may require additional wastage allowances.)

- Please note that Grand Oak Flooring must be installed in a regulated and liveable environment to prevent possible damage not covered by warranty. As such, Grand Oak should not be installed more than 2 weeks prior to occupation of the home. The floor is designed to perform in an environmentally controlled structure. Warranty exclusions include, but are not limited to surface checking resulting from low humidity, cupping or convexing (doming) of boards or the presence of mildew or discolouration from extreme sub-floor moisture or poor cleaning/maintenance regimes.

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## JOB SITE INSPECTION & ACCLIMATISATION

- Grand Oak flooring can be installed below, equal or above ground level.

- Do not install in bathrooms, laundry, toilets or areas subject to regular moisture or water.

- In a new construction, Grand Oak flooring should be one of the last items installed. All work involving water or moisture (plumbing, acoustic ceilings, wall lining etc.) Should be completed prior to flooring being installed. Heating and air systems should be fully operating maintaining a comfortable room temperature.

- Flooring should not be delivered until the building has been closed in and cement work, plastering, painting and other materials are completely dry. Concrete and plaster should be cured and at least 60 days old. Check basements and underfloor crawl space to be sure they are dry and well ventilated to avoid damage caused by moisture.

- Handle with care. Do not stand packs on their ends.

- Do not store directly on concrete or near outside walls. Cartons should be placed in the installation area.

- Extremes in humidity levels in the home must be prevented all year long. Oak flooring is a living product which reacts to humidity level variations. During summer, where the humidity level is usually at its highest point, the oak flooring is expected to expand as it absorbs moisture from the air. These variations must be dealt with adequate dehumidification. As for winter, when the heating system is working, the humidity level is lower. It is then recommended to use a humidifier to minimise the extreme effects of shrinkage.

## INSTALLATION

When installing Grand Oak, we recommend the following installation tools - Expansion wedges, a pulling iron and a tapping block. You will also require a PVA glue, jigsaw, pencil, hammer, tape measure, sharp 'Stanley' type knife and small hand tools associated with wood working. Along with your Grand Oak flooring, you'll need Australian Select Timbers approved underlay and enough trims to complete your floor. Colour matched or aluminium trims are available in a range of shapes, profiles and colours from your local Grand Oak retailer.

## STEP BY STEP INSTALLATION INSTRUCTIONS

Grand Oak flooring is installed as a 'floating' floor. That is, that the panels are joined together via a Tongue and Groove system to each other and float over an approved underlay and damp proof.

A successful installation will rely heavily on strict adherence to these instructions. The two most common causes of failure are uneven subfloors, and inadequate expansion to the perimeter of the floor.

An uneven sub-floor may lead to movement of the flooring underfoot and within the joining system, resulting in excessive noise, which often sounds like 'cracking' or 'creaking'.

### Preparation:

The first thing that you need is to ensure that the sub-floor or surface that the flooring is being installed over is level. Using a 1m straightedge, the sub-floor level should not exceed 3mm over 1 lineal metre in any direction. Remember, uneven floors may lead to movement and noise, so it is necessary to assess the levelness and get it right. Timber floors can be sanded level and concrete floors or existing floor coverings can usually be levelled using a cement based self-levelling compound. Grand Oak Flooring cannot be installed over carpet or carpet underlay but can be installed over well bond vinyl, cork or ceramic tiles if sufficiently level.

Before installing any floor, a moisture level measurement of the sub-floor is very important to know so that we can choose the correct installation procedure(s). If the moisture level is above 70% relative humidity as measured by an approved moisture meter that complies with the current Australian ATFA codes, you must first

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install a 200um minimum plastic moisture proof membrane or sheeting. Where the membrane edges meet, they must overlap by 300mm and the joints must be sealed using a waterproof tape. All walls and vertical fixtures must have the membrane turned up and then trimmed back to the appropriate level depending on skirting and/or beading to be installed.

Door frames and architraves should be undercut prior to commencing installation using a scrap of flooring and a long flexible hand saw. Work out the trims to be installed as some trims are easier to install prior to the flooring. This will be dependent on the direction of the trim to the flooring and the type of trim to be installed.

#### Installing the First Three Rows:

Select a starting wall that is long and visible, the first three rows will be installed parallel to this wall. Install the first row of plastic and/or underlay as required then install the first row, groove (female) to the wall to assess the straightness of the starting wall. If the starting wall is undulating or uneven, square this row off to the other side of the room using a tape measure and scribe the first row of boards to cater for the undulations while accommodating a uniform expansion gap. In terms of the required expansion/contraction gap, low humidity environments like South Australia and Mildura for example, will require a gap of 5-10mm. Regions such as Melbourne and Sydney for example, where the humidity is generally stable, a gap of 10-12mm will be required. A gap of 15-20mm may be required in high humidity regions such as Northern NSW and Queensland.

Expansion generally occurs in the width of a board. If the installation area measures >10 metres in width, expansion joints must be installed. This reduces the overall width so the floor now becomes compartmentalised, allowing now smaller areas to move independently of each other thereby reducing floor growth or shrinkage problems.

Grand Oak may grow by over 3mm per lineal metre in the width, so make sure you leave enough gap to allow for such expansion. The wider the floor, the bigger the gap that may be required.

Now lay the first row directly against the wall. Apply PVA glue into the groove, then gently tap it in to the next board. (we will space off the first three rows later). Cut the end board and leave the correct gap that is required: 10mm is a rule of

thumb. Fit a suitably sized spacer at the start of the row to set the gap required.

The off-cut from the last board in the first row now starts your second row, providing it's longer than 300mm. If not, a new board will need to be cut to begin the second row. Now install the first board of the second row, apply PVA glue in the groove, and then gently tap it in. Continue installing the floor left to right using the off-cut from row 2 to begin row three. (Note: Remember to ensure that you stagger end joints by greater than 300mm.) Any small gaps present can be filled using a caulking compound in an appropriate colour. We can now slide these three rows off the starting wall and install the suitably sized spacers against the starting wall.

#### The Body and the Final Row:

Continue installing the floor from left to right. The final row will need to be trimmed to fit using a jigsaw and brought into place using a pulling iron. Remember to allow an adequate gap for expansion at all walls and vertical surfaces. This gap will be covered last of all.

#### Finishing Off:

Where skirting boards have been left in place, it is now time to fit colour matched scotia mouldings to the perimeter of the floor to cover the expansion gap after removing the expansion wedges. Scotia is to be pinned to the skirting only so as not to inhibit the free movement of the floor. If skirting boards have been removed or are yet to be fitted, they will usually cover the expansion gap well. It is often the case where professional installers will also undercut the plasterboard to afford an additional 12mm or so expansion to the perimeter of a floor. This is often recommended on areas of higher humidity where the flooring is likely to expand more. Install any end, connector or adaptor profiles that have not been fitted during the installation process. These trims must hold the floor in place and provide for full and free expansion of the flooring under or inside the trim profile. Finally, any gaps at the floor perimeter that could not be covered with skirting or profiles, can be filled at this time. Your Grand Oak Flooring can now be cleaned and enjoyed.

# GrandOak Installation instructions for Direct Stick/Glue Down Method

Grand Oak Floors are made of European Oak which are bonded onto an engineered base to ensure stability. They are all pre-finished in an extensive range of colours. Colour variation occurs with all natural timbers; however most of our finishes have greater tonal variation than stained finishes due to the chemical processes used to achieve the colour. The quality of our boards is exceptional in appearance and trueness. High quality engineered floors can be laid without restrictions that apply to a solid product. For example; shrinkage and movement is greatly reduced. We recommend qualified floor layers be used to install our floors.

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#### BEFORE YOU START

- This instruction is a GUIDE only
- Always follow the manufacturer's instruction for any compound or material you use
- In addition to this set of instruction, we suggest installers refer to the AFTA (Australian Timber Flooring Association) Engineered Flooring industry standards technical publication (Version 1 – Feb 2012), for moisture content & humidity guidelines prior to installing the timber floors.
- All sources of moisture must be rectified prior to the installation of the floor, and moisture levels in rooms fitted with hardwood flooring should be maintained at a stable level; in line with normal living conditions.

Any construction dampness (such as recently laid concrete slab, or wet paint) must be completely dry.

- Calculate the total square meters of the space you are laying the floor and add 5% for cutting and waste.
- The cartons of floorboards should be stored in a protected dry place.

- The boards should be placed in the room in which they are to be fitted to acclimatise for 48 hours and should be carefully stacked **in their packaging** to allow air to circulate.
- Check each plank for any manufacturing defects prior to installation. Any faults must be reported back to the store of purchase for an immediate refund or replacement prior to the flooring being installed.
- We recommend opening a few cartons at a time to mix boards from each carton as they are installed.
- The boards should be fitted lengthways towards the main incoming light source and, where possible, down the length of the room. In narrow hallways, install the floor parallel to the length of the hallways.

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## PREPARATION

### Subfloors:

The below requirements apply to all subfloor options detailed throughout this document, and must be paid careful attention in order to minimise the risk of problems occurring with your flooring post-installation.

- The flooring can be installed onto concrete/screed subfloors and existing wood provided they are dimensionally stable.

- Deviations in any subfloor level must not exceed 3mm under a 3 lineal metre straight edge. Raised points must be sanded/ground down and depressions filled using a good quality cementitious levelling compound. Please engage a professional installer's services for these matters.

- Ensure the subfloor is clean and free from all contaminants and loose material by vacuuming prior to installation. Do not wash subfloor or expose it to water prior to installation.

- It is essential that the moisture content of any subfloor complies with the relevant standard. For Australian conditions the recommended standard is a maximum of 4.8% for concrete/screed subfloors and 12% for wood subfloors. All potential sources of moisture (e.g. walls, drains, damp proof courses, plumbing, fridges, washing machines etc.) must be thoroughly checked and rectified if found to be an issue. The final responsibility for determining if the subfloor is dry enough for installation of the flooring lies with the installer. In almost all flooring installations, a moisture barrier will be required. What form of Moisture Barrier Membrane you should use will be dependent on the installation method and the sub-floor.

- Moisture Barrier Membrane The levelled subfloor must be allowed to dry out completely before applying a suitable liquid Moisture Barrier Membrane. Comply with all instructions provided by the manufacturer.

- Preparation of the slab: The concrete must be structurally sound, dry (no more than 4.8% moisture content), level and cleaned of waxes, adhesives dust etc. Slabs must be level with no more than a 3mm deviation over a 3 lineal metre radius. If deviations are greater than above, use a self-levelling compound or grind the slab to level the surface within the above tolerance. It is important to consider the possible risk of sub slab water ingress from surrounding areas. A relative humidity & moisture content reading is required prior to installation; please document readings for your records.

- The moisture vapour content of a concrete/screed subfloor must not exceed 4.8%.

- Please do not use Direct Stick method on any Caulky Concert Slabs.

- Please always contact manufacturer prior to installation if the concert slab is tilted under some commercial environments.

- Existing concrete/screed bases' moisture content can be checked using a moisture meter, or alternatively sheets of polyethylene approximately 1m x 1m squared, taped onto the screed with a heavy weight placed on top for 24 hours. Presence of moisture in the screed will be confirmed if the screed is discoloured, or moisture is apparent on the underside of the polyethylene sheet. Your floor must not be fitted until the problem has been rectified. If installing on Wood. The moisture vapour content of a wood subfloor must not exceed 12%.

- Flooring can be fixed directly onto pre-installed wood (particle board, yellow tongue, or conventional hardwood) provided this subfloor meets all of the requirements detailed at the beginning of the Subfloors section. If the subfloor is not flat and even, then you will need to overlay it with structural grade plywood (min 20mm thick). All existing floorcoverings must be securely fixed to the subfloor, to minimise the risk of squeaking. Where poor adhesion between the subfloor and existing boards, planks or tiles exist, secure if possible, otherwise remove the existing floorcovering completely.

- On a wood subfloor, your new boards should be laid in a direction that is 90 degrees (perpendicular) to the direction of the boards below. If this is not possible, then plywood sheets (minimum depth 6mm) should be nailed, stapled or screwed to cover the existing floor, allowing a 15mm perimeter gap (against walls) for expansion. The new floor can then be laid directly onto the plywood sheet.

- For a glue down installation onto a conventional strip timber, you will first have to lay a Masonite, particle board or yellow tongue underlay before the product. Once you have ensured that the subfloor is flat/even, and provided the moisture content of the subfloor does not exceed the specified 12%, you may glue down underlay onto the Masonite.

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## INSTALLATION

### Direct Stick/Glue Down:

- Begin your installation against a sound, straight wall, starting in the left corner and working right. It may be necessary to scribe the first row of boards to achieve correct alignment. Always begin the installation with the groove side of the plank facing the wall. Install the first 3 rows and allow time for adhesive to cure before continuing with the installation in that section.

- Glue the boards down with Bostik Ultraset SF to the slab over the moisture barrier membrane, using a 3-6mm notch trowel. Spot weight across the floor plus weight any hollow or drummy areas to ensure floorboard and subfloor contact.

- When Installing Grand Oak by direct sticking to concert slab with acoustic matting, the acoustic underlayment system is required in multi-residential developments to reduce noise transfer. Over a prepared slab—see above subfloor preparation, the qualified acoustic matting will need to be applied to the slab with Bostik Ultraset SF using a 3mm notched trowel and allowed to dry according to the manufacturers' specifications. Glue the boards directly to the matting with Bostick Ultraset SF also using 6mm notched trowel. Spot weight across the floor and weight any hollow or drummy areas to make sure floorboards and subfloor bonded.

- When applying the adhesive, please strictly comply with all the instructions provided by the adhesive manufacturer. Any surplus glue that may seep out onto the surface of the wood must be removed immediately. The glue should not be applied in the groove or the tongue of the flooring. Continue to fit the boards from left to the right. Always stagger the end joins by a minimum of 300mm. Measure and trim the last board to fit. Where possible, use cut offs to start the next row. Flooring straps can be used to pull boards together and hold them in place whilst the glue dries. For the last row of boards, you can use the sandwich technique to measure the width of board required, ensuring that the row is not less than 100mm in width.

## FINISHING

Removal of Glue Residue: It is vital that all glue residues are removed immediately after laying each prefinished board. If using "Bostik Ultraset SF" (recommended) to glue down, use the "Bostik Wipes" or a solvent suitable to the glue being used. Always test solvents first on an off-cut to establish that the solvent does not affect the colour or finish. Use a damp cloth to wipe away any solvent residue. Always follow the compound manufacturer's usage instructions.

Once installation is complete, any spacing wedges used can be removed. The expansion gap around the perimeter of the floor can be covered by re-fitting the skirting boards, either by nailing, screwing or gluing directly to the perimeter walls. Never fix them directly to the installed floor. If the skirting boards were not removed for installation, you can cover the expansion gap using moulding trims that attach to the skirting with glue or panel pins. At doorways or where boards meet tiles or carpet, a door threshold strip should be used to protect the edges of the floor and provide a decorative transition from one floor type to another. Any visible joints or gaps should be filled with a non-silicon based filler (e.g. Fuller Caulk In Colours) to match the colour of the timber.

# Australian Select Timbers Warranty

This Grand Oak floor comes with a Life Time Structural Warranty & 20 Year Finish and Wear Warranty.

These warranties, which begin from the date of purchase, apply to products used in dry residential applications. Lifetime warranties apply for as long as the original purchaser owns and resides in the home where the product was installed.

**Installation** is installed in strict accordance with current written installation instructions.

**Wet Areas** are not suitable for installation in bathrooms, saunas, laundries or any other area in which high levels of steam and moisture are present.

**Maintenance** care guidelines must be adhered to.

**Non-Assignment** the warranty is limited to the original purchaser and may not be assigned or transferred.

## Lifetime Structural Warranty

The manufacturer warrants its product from structural defects, de-lamination, cracking, warping, twisting or any other forms of structural deformation at the time of supply.

Installation instructions must be adhered to that the warranty applies. Please ask your retailer for these guidelines.

Exposure to excessive moisture caused in any way whatsoever such as flooding, spills, leaks, excessive wet mopping, steam mops, sub-floor moisture or heating may cause distortion within the board and will not be covered by this warranty.

Care should be taken to maintain even indoor humidity and temperature with good ventilation. Excessive heat, dryness or exposure to direct sunlight will cause damage to the goods and is considered negligence and is not covered by this warranty.

## 20 Year Limited Surface Warranty

From the date of purchase, the manufacturer warrants to the original purchaser only, that under normal domestic conditions of use, the surface will not wear through during the period warranted.

With proper maintenance, the goods will perform under normal household conditions. Scratches, dents, reduction of gloss (appearance reduction), damage caused by negligence, urine, animals or high heeled shoes. These are not considered as a defect and therefore not covered by this warranty.

All furniture requires felt to be adhered to the underneath to protect the surface of your floor. From time to time this will need to be maintained and checked for wear.

A written notice must be received by the supplier within 30 days of discovery of any defect to be found, along with proof of purchase (date), the identity of wholesaler or retailer and the location of installation.

The supplier will acknowledge within 30 days the receipt of written notice and must be given the opportunity to inspect the floor prior to any repair or replacement to take place.

## Warranty Exclusions

Australian Select Timber for the purpose of this warranty will be referred to as 'the supplier' Breach of Warranty Conditions - any breach of warranty conditions will void the warranty.

**Colour Variations** Oak is a natural product and colour variation will occur between samples and what the supplier has delivered and installed. Samples displayed or provided are indicative only and within normal industry standards and no warranty is given that such samples will match the floor installed. Other variations will naturally occur such as small knots and grain variation. These variations normally present in Oak are not considered defects and will not form the basis of any claim under warranty.

**Extreme Conditions** as Oak is a natural product, the humidity level in the home must be in the 40%-60% range throughout the year, using humidifiers or dehumidifiers as appropriate.

**Misuse** the warranty does not extend to damage caused by moisture penetration through the sub floor, other flooding, leaking, plumbing, overflowing, hydrostatic pressure or any other water damage.

**Alterations** where floor or sub flooring has been altered, repaired, resurfaced or replaced, no warranty will apply except to the extent implied by law.

**Insect Infestation** the supplier warrants that it sells Oak flooring free of insect infestation, this warranty does not cover any insect infestation occurring after the product has been sold.

# Care Instructions

Simple maintenance procedures will ensure your floor stays looking beautiful.

- ✓ Sweep and vacuum as often as possible to remove any loose grit or dirt.
- ✓ Use protective mats at all exterior entrances.
- ✓ Use felt protectors under all furniture and quality chair mats under chairs with castors.
- ✓ Never slide or roll furniture or appliances across your floor. High heeled shoes or spiked shoes will cause damage to your floor.
- ✓ Avoid using excessive amounts of water, always use a well rung out mop, if spills occur remove as quickly as possible. NEVER USE STEAM MOPS.
- ✓ Don't use soap, wax, oil or other household products to clean your floor. Only use recommended reputable floor cleaners, specific for your type of floor.
- ✓ Keep animal nails trimmed.



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