

# WOOD FLOORING INSTALLATION GUIDE

---

Wood flooring is the ideal product for many rooms, however, care must be taken prior, during and after installation to ensure the beauty and natural characteristics of the flooring are protected and maintained. Please read through these specifications carefully.

As we have no control over site conditions, storage and handling of the flooring or quality of workmanship, we strongly advise you employ an experienced and competent wood fitter to carry out the installation. It is the installers responsibility to carefully examine the flooring for colour, finish and quality, all of which must be done before installation. The installer must also ensure the end user has checked the flooring and is happy for installation to go ahead.

Site conditions must be checked and suitably prepared prior to installation and all relevant moisture and humidity readings documented before and during the installation process. Claybrook Wood Flooring should not be delivered to site until all wet works are fully completed and dry. Conventional heating should have been operated for a minimum of two weeks and underfloor heating for a minimum of three weeks.

Our wood boards have been finished and tested with Osmo hardwax oils and adhesives. We recommend the use of Osmo products for installation, cleaning and maintenance. Ensure all ancillary product instructions and packaging are thoroughly read and followed carefully.

---

## IMPORTANT INFORMATION

### Engineered Boards

Solid wood 4mm top layer, glued to 11mm 2-layer crossover glued European birch. Engineered is considered more stable than a solid board and is suitable for use with underfloor heating. This flooring comes pre-finished and ready to install.

### Engineered Parquet

Parquet can be laid in many different ways, the most popular is the herringbone pattern. Our Parquet flooring is engineered to reduce the height and dimensional tolerances often seen in most solid parquet floors; 4mm top layer glued to 6mm crossover glued European birch.

This flooring comes pre-finished and ready to install. An experienced herringbone fitter is highly recommended for parquet flooring.

### Skirting

A skirting piece is available to match our wood colours.

### Brushing

The surface of the planks and parquet are roller brushed. This results in a textured finish which softly highlights the woods natural grain and knots.

### Smoked Boards

Our Weathered Barn floor features a smoking treatment. Smoking oak boards with ammonia is a traditional method for enriching the floors appearance. The tannin acid within the oak reacts with the ammonia to create a truly unique finish. Not every board contains the same level of tannin, resulting in beautiful variations of colour and surface appearance across each board.

### Samples

You can order up to four cut samples free of charge. These samples should be used as a colour guide only. They cannot show the full variation and texture that will occur across the finished floor. Please visit our London showroom to see larger display panels.



## Cutting and Wastage

We would recommend between 6% - 10%. The latter for smaller or more complicated areas.

## Suitability

Wood Flooring is suitable for use in most areas except those which are subject to getting wet or extreme humidity. Please contact our sales team if you would like to discuss suitability further. Only engineered boards are suitable for use with underfloor heating.

## Habitation - wood grade

Our Habitation wood flooring is available in one grade. Please see the characteristic of this grade below:

- Circular open filled knots with an approx. diameter up to +/- 40 mm
- Cross-shaped filled knots up to approx. +/-90 mm
- Closed healthy knots
- Minimal sapwood
- Combed grain and different grain flow occasionally permitted

## PRIOR TO INSTALLATION

### Considerations

Wood flooring should be one of the last jobs to be completed on a project. Before taking delivery, the jobsite must be checked and the subfloors prepared where necessary. Flooring should not be delivered to site until all wet works are fully completed and dry. Conventional heating should have been operated for a minimum of two weeks and underfloor heating for a minimum of three weeks.

Once delivered to site, the flooring should be unpacked and inspected. It is the installers responsibility to carefully examine the flooring for colour, grade, finish and quality, all of which must be done before installation. The installer must also ensure the end user has checked the flooring and is happy for installation to go ahead.

When preparing to fit a floor subject to high texture, surface or colour variation, we recommend the fitter unpacks and mixes all of the boards to ensure any colour variation is evenly distributed across the floor. This is particularly important when installing smoked boards. The boards should be dry laid, shuffled where necessary

and agreed with the end user. Any boards deemed conspicuous can be used as cuts or installed under furniture and less obvious areas. It is also a good idea for the installer and end user to agree a starting point for the installation as the first row of flooring will set the line for the entire floor.

### Acclimatisation

It is essential that wood flooring is allowed to acclimatise and is stored correctly once delivered to site. The wood flooring should be stored in the room where it is to be fitted or in one with a similar environment. If the delivery is for more than one room, the order should be broken down into the individual room quantities and stored in the intended rooms. The building must be enclosed and maintained at normal living conditions for temperature and humidity.

Engineered flooring should be left for a minimum of 48 hours and room temperature should be at normal living conditions – minimum 15 °C and maximum 25 °C, relative humidity of 45-65%. The flooring should be unwrapped and lattice stacked, separated by batons to allow the air to circulate around it. Do not store upright or next to a direct heat source.

### Moisture and Humidity Testing

The moisture content of the wood flooring should always be checked on both sides of the board before installing.

The moisture content of a subfloor / substrate must meet the appropriate industry standard for the flooring material to be installed. It is imperative all sub floors are tested for moisture. This should include recordings of all measurements taken, detailing the date, relative humidity, ambient temperature, the type of equipment used and test locations. Do not use existing or previously laid floors as a guide when checking a new floor.

The air relative humidity should be 45-65% and the moisture content of any sub floor or screed must be less than 4%. If the relative humidity of the subfloor is over 85%, wood flooring must not be fitted and specialist advise is required.

These tests do not give a permanent condition of the substrate, this is an indication at the time of testing. These tests should be checked and documented throughout the installation process and at completion to ensure the continuous stability of the substrate. Failure to carry out the correct checks leads to the vast majority of wood flooring problems. We strongly suggest an experienced wood fitter with the correct testing

---

If you require any further assistance please email [enquiries@claybrookstudio.co.uk](mailto:enquiries@claybrookstudio.co.uk)



equipment and knowledge of the industry standards is employed.

### Skirting Boards and Expansion Gaps

To accommodate the natural expansion and contraction movement of wood a 15mm expansion gap is required around the entire perimeter of the area to be fitted. This includes doorways and fireplaces. For floors in excess of 6 metres wide, additional expansion of approximately 1mm per metre width will need to be integrated evenly across the floor.

When possible, skirting boards are best fitted after installation of the flooring as they can conceal the expansion gap around the perimeters.

### After Installation

If you have a small amount of wastage left after fitting the floor, keep a few spare planks in case of any future damage.

When protecting your newly laid floor during the remainder of the construction process never use plastic to cover the floor, this will trap moisture, which could affect the floor. Instead a good quality felt covering can be laid and taped to the skirting boards to allow the floor to breath.

## SUBFLOOR PREPARATION

All construction dampness must be completely dry and the property should be at the room temperature and humidity expected during occupation. The condition of the subfloor is integral to the stability and performance of the finished floor. The subfloor must always be flat, clean and completely dry.

### Concrete Subfloors

- Make sure the concrete slab is flat to within 3mm in 2m radius.
- Check and record the relative humidity level of the subfloor.
- The subfloor must be free from non-compatible sealers, waxes, and oil, paint, drywall compound etc.
- Concrete subfloors must contain a damp proof membrane (DPM). If one does not exist or has been damaged then a new DPM must be fitted – please consult your fitter.

### Existing Timber - Joists, floorboards, plywood/chipboard

- Remove any rotten floorboards and replace prior to installation of the new floor.
- Make sure the joists or floorboards are flat to within 3mm in 2m radius
- Check and record the relative humidity level of existing flooring.
- The wood to be installed should be within +/- 2% moisture of the surface onto which it is to be fitted.
- Existing wood floors must be dry, level and firmly fixed. Loose boards may cause the new floor to squeak.
- Existing Parquet flooring is not a suitable sub floor for any hardwood flooring and should be lifted prior to fitting the new floor.
- Ensure there is adequate ventilation beneath and between the joists and air bricks are present and not blocked.
- The distances between the joists or battens will determine the amount of fixings that can be used as you can only nail where there is a joist.
- It is advisable to lay a suitable membrane over the joists to help protect the undersides of the new boards from moisture - please consult your fitter.

## INSTALLATION

### Engineered Boards

#### Concrete Subfloors

- Engineered boards can be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive. Please follow the manufacturers installation guidelines.
- Alternatively, engineered boards can be installed using the floating system. We would recommend the pre-laying of a suitable underlay to provide a cushion between the boards and the subfloor. Float the floor on top of the underlay, gluing the tongue and groove joints with a suitable wood adhesive.
- Ensure that the tongue and grooved joints are correctly aligned. Note that a slight gap between boards at the tongue and grooved joint is to be expected on all pre-finished boards. Distribute any

---

If you require any further assistance please email [enquiries@claybrookstudio.co.uk](mailto:enquiries@claybrookstudio.co.uk)



gaps across all boards as you install.

- Stagger the joints between the ends of boards and 'shuffle' boards from all packs to ensure a natural looking floor is achieved.
- Distribute lengths of the planks to avoid patterns in adjacent runs.
- Ensure an expansion gap of at least 15mm is maintained around the perimeter of the floor.
- Engineered boards are suitable for installation over electric or water underfloor heating systems. The boards should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive.

#### Existing Timber

- Engineered boards can be fully bonded to a suitably prepared timber subfloor using Osmo MS Advanced Adhesive. Please follow the manufacturers installation guidelines. Please ensure existing boards are a minimum 20mm thick.
- Alternatively, engineered boards can be installed using the floating system. We would recommend the pre-laying of a suitable underlay to provide a cushion between the boards and the subfloor. Float the floor on top of the underlay, gluing the tongue and groove joints with a suitable wood adhesive.
- Engineered boards should be laid at a 90-degree angle to the existing floor boards. If the new boards are to be laid in the same direction as the old, flooring grade plywood sheets of a minimum 6mm thickness should be nailed or screwed down to cover the existing floor.
- Ensure that the tongue and grooved joints are correctly aligned. Note that a slight gap between boards at the tongue and grooved joint is to be expected on all pre-finished boards. Distribute any gaps across all boards as you install.
- Stagger the joints between the ends of boards and 'shuffle' boards from all packs to ensure a natural looking floor is achieved.
- Distribute lengths of the planks to avoid patterns in adjacent runs.
- Ensure an expansion gap of at least 15mm is maintained around the perimeter of the floor.
- Engineered boards are suitable for installation

over electric or water underfloor heating systems. The boards should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive.

#### Engineered Parquet

##### Concrete Subfloors

- Engineered parquet should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive. Please follow the manufacturers installation guidelines.
- Ensure that the tongue and grooved joints are correctly aligned. Note that a slight gap between boards at the tongue and grooved joint is to be expected on all pre-finished parquet. Distribute any gaps across all boards as you install.
- 'Shuffle' the parquet from all packs to ensure a natural looking floor is achieved.
- Ensure an expansion gap of at least 15mm is maintained around the perimeter of the floor.
- Engineered parquet is suitable for installation over electric or water underfloor heating systems. The boards should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive.

##### Existing Timber

- Engineered parquet should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive. Please follow the manufacturers installation guidelines. Please ensure existing boards are a minimum of 20mm thick.
- Engineered parquet laid in a 'brick bond' pattern should be installed at a 90-degree angle to the existing floor boards. If the parquet is to be laid in the same direction as the floor boards, flooring grade plywood sheets of a minimum 6mm thickness should be nailed or screwed down to cover the existing floor.
- Ensure that the tongue and grooved joints are correctly aligned. Note that a slight gap between boards at the tongue and grooved joint is to be expected on all pre-finished parquet. Distribute any gaps across all boards as you install.
- 'Shuffle' the parquet from all packs to ensure a natural looking floor is achieved.

---

If you require any further assistance please email [enquiries@claybrookstudio.co.uk](mailto:enquiries@claybrookstudio.co.uk)



- Ensure an expansion gap of at least 15mm is maintained around the perimeter of the floor.
- Engineered parquet is suitable for installation over electric or water underfloor heating systems. The boards should be fully bonded to the suitably prepared subfloor using Osmo MS Advanced Adhesive.

### Installing over Underfloor Heating

Please ensure your underfloor heating supplier is aware that a wooden floor is to be installed over their system. The underfloor heating must be installed according to the manufacturers guidelines and run as per their guidelines for at least three weeks prior to wood installation. There are many brand names of UFH systems available, make sure that you follow their instructions and advice as each system may have slightly different directions.

Installation can only begin once the level of relative humidity has been reached, the screed is completely dry and the underfloor heating system has been fully and successfully tested. The heating should be turned off before installation.

Following the completion of the wood flooring installation the heating should be turned on at a low temperature, gradually increasing the temperature over a number of days, so as not to shock the wood.

It is important that you set the underfloor heating system to make sure that it cannot in any circumstance cause a floor surface temperature that exceeds 27 °C. The temperature of the floor only needs to exceed 27 °C for a short period of time to damage your floor.

Do not lay rugs/large items that will trap the heat over floors with under floor heating systems as this can cause excessive drying and damage the flooring.

### Maintenance and Aftercare

Our beautiful Habitation range is supplied pre-finished with Osmo hardwax oils. The flooring does not require any further oiling or sealant before or after installation. The oil penetrates the surface protecting the wood from within, while the wax forms a protective surface on the wood leaving it protected and durable. It is imperative only Osmo products are used to clean and maintain this flooring. The use of non-specialist products will damage your floor over time. The Osmo cleaning products are specially developed to care for and revive the finished boards.

Wood is a natural product and if not cared for and maintained properly, damage will occur. It is the customers responsibility to look after and correctly clean the flooring.

On a regular basis we would recommend the use of Osmo Wash and Care which removes day to day stains from your floor. To remove loose dust and dirt, vacuum or sweep the floors with a soft brush.

For more stubborn marks, scuffs and small scratches the Osmo Liquid Wax Cleaner is recommended. For floors finished in a white oil, the Osmo Liquid Wax Cleaner White should be used. After 2-3 years some areas may require a coat of Osmo Maintenance Oil to refresh the flooring.

### General Protection

- Use a doormat. Doormats will stop 70% of the dirt being brought into the house.
- Use felt pads and casters to protect the floor from scratches and damage.
- Do not drag furniture across wood flooring.
- Avoid excessive use of water on wooden floors.
- Don't let spills stand on your wood flooring. Spillages should be removed immediately.
- Use the recommended maintenance products
- Direct sunlight may alter the colour of the flooring. Objects covering areas of flooring should be moved regularly if possible.

### NEED HELP WITH YOUR INSTALLATION?

Call 020 7052 1555  
 Email [enquiries@claybrookstudio.co.uk](mailto:enquiries@claybrookstudio.co.uk)  
 Visit Our Studio at 123 Curtain Road, Shoreditch, London, EC2A 3BX

If you require any further assistance please email [enquiries@claybrookstudio.co.uk](mailto:enquiries@claybrookstudio.co.uk)

