



# breezewood

HARDWOOD FLOORING

## BEFORE YOU INSTALL

### Ordering BreezeWood Flooring

Your flooring measurement is very important. Measure the exact footage and add on the recommended waste for the job. The waste factor will be affected by the product used, as well as the size of the rooms. Large rooms create less waste than small rooms; hallways create more waste. Patterns and running on angles also create more waste. Please ask and we will assist you with any questions regarding wastage.

Most flooring manufacturers suggest adding a waste factor of 5-10%, depending on the grade of floor and the cuts involved in laying your floor. In circumstances where you have material left over, having an extra box of flooring available for future repairs is a good idea for future use.

Often times, closets and landings will be forgotten; please think carefully about spaces such as these. Wood is a natural product and may vary from one batch to another, so running out in a highly visible area (such as the middle of a room) creates a situation where you could see colour/shade differences as the new boards may not be a perfect match to the previous batch. If you feel you may run out, do not use your last box until you get the new material. This way, the new material can be feathered in with the existing floor, making any differences less noticeable.

Most damage to hardwood flooring occurs during the construction and move-in stage. Be sure that dishwasher, refrigerator and washing machine hoses are securely fastened to prevent water leaks that could cause severe damage to flooring.

### The Importance of Ordering Slightly More Hardwood Flooring

At the time of the site measure, be sure to include any accessory pieces (bullnoses, reducers, T-moulds, etc.). Having all of the accessory materials at the jobsite will prevent unnecessary delays in completing the installation.

## Accurate Flooring Measurements Ensure a Smooth Installation

Take the time to make an accurate measure, including all materials needed for the job. If a third-party person is doing the measure, be sure to stress the importance of the measure and make them responsible.

### SITE CONDITIONS:

#### Humidity

Normal living conditions are considered 18-24 C (or 65-75 degrees Fahrenheit) with a relative humidity between 30-50%. This is the range that is best for your health, which is also best for your wood flooring.

#### Relative Humidity and Hardwood Flooring

1. Wood shrinks when exposed to low humidity and expands when exposed to high humidity. In Canada, we have very dry winters and humid summers, so it is important to control the humidity through humidification and dehumidification in order to keep yourself and your floors healthy.
2. Damp air takes more energy to heat and cool, so spending money to get rid of the dampness in a crawl space or basement will pay for itself, not to mention the health benefits that can't be measured.

Solid wood flooring will perform best when the interior environment is controlled to stay within a relative humidity range of 30% to 50% and a temperature range between 18 and 24 degrees Celsius. Fortunately, that's the same range most humans enjoy. Although some movement can be expected even if your environment is within these recommended parameters, wood can expand and shrink dramatically outside of that range.

#### Minimal Jobsite Conditions for Hardwood Flooring

Wood flooring should be one of the last jobs completed on the construction site. Limiting the foot traffic and work done after your floor installation is complete will help prevent damage.

Evaluate the jobsite for potential problems before installation begins and before the wood flooring is delivered to the jobsite. Take pictures of any unacceptable jobsite conditions and record the humidity levels and moisture contents of the subfloor throughout the installation.

Upon failed site conditions, BreezeWood Flooring accepts no responsibility for any future hardwood issues related to failed jobsite conditions. This includes the ambient

temperature and relative humidity at the time of installation and all variables that affect the long term success of the job. It is the owner's responsibility to record conditions prior to, and during, installation.

### Installation Guidelines

BreezeWood is happy to provide our hardwood flooring Information and Installation Guidelines. Following our recommendations will greatly reduce your call backs, and lessen the number of unhappy customers. National Wood Flooring Association (NWFA) statistics show that 78% of problems are in newly constructed homes in which 95% are moisture related.

### Installation Jobsite Conditions

Checklist for before your hardwood flooring is delivered:

1. Humidity & Temperature in correct ranges: 18-24 C (or 65-75 degrees Fahrenheit) with a relative humidity between 30-50%.
2. Heating, air conditioning and dehumidification systems must be operating before, during and after the installation. If it is not possible for these permanent systems to be operating, temporary systems must be set up to provide the humidity and temperature range noted in #1.
3. BASEMENT CEILINGS MUST NOT BE FINISHED UNTIL THE SUBFLOOR AND JOISTS ARE WITHIN 2% MOISTURE CONTENT OF THE HARDWOOD FLOORING. If the moisture is not removed, it remains trapped between the subfloor and basement ceiling; causing the hardwood floor to cup and crack over the long term. With little or no air flow, the trapped moisture is drawn upwards to the drier hardwood floor. This process is very slow and can take 3 years or more, as the moisture has to travel through the underlayment, the wood flooring, and the finish to exit.
4. Subfloor Relative Humidity is within 2% of the wood flooring.
5. In new home construction, a dehumidifier that removes 8-10 gallons per day is required. Anything less will not remove the moisture quickly enough. The dehumidifier should always be set up in the basement which is the largest source of moisture. It is best to draw the moisture down from the subfloor. The dehumidifier should be set up as close to the middle of the basement as possible, draining into an enclosed sump hole. A couple of fans blowing towards the dehumidifier will ensure more consistent drying results.

### Solid Hardwood Flooring Installation Requirements

Upon failed jobsite conditions, BreezeWood Hardwood Flooring accepts no responsibility for any future hardwood issues related to failed jobsite conditions,

product not properly acclimated, moisture testing not complete, and panel products/subflooring not prepared properly to proceed.

Solid hardwood flooring can be installed above-grade or on-grade level on a wood-based subfloor.

Solid hardwood flooring must be installed perpendicular to the joists or on a diagonal for any single layer subfloor. To run parallel to the floor joists, you must add a layer of 1/2" plywood underlayment or brace every 16" between the joists with a nominal 2" x 6" SPF nailed in place. Some joists systems cannot be cross braced and maintain stability.