

IMPORTANT CONSIDERATIONS WHEN SELECTING YOUR HARDWOOD FLOOR

Before you start!

Before you decide which Xylo Hardwood floor to choose, you first need to ensure that your sub-floor is ready to receive it.

Is your sub-floor sufficiently flat?

We recommend that your floor not be more than 4mm high or low over a length of 2.0m, this can easily be assessed by using a 2.0m straight edge. Failure to follow this advice may result in your floor being 'sprung' which will impair its long term performance.

Is your sub-floor sufficiently dry?

If you are going to lay onto a concrete sub-floor a DPM or an underlay which incorporates a DPM must always be used where the floor is to be floated.

If you intend adhering your hardwood flooring directly to a concrete sub-floor always ensure that the moisture content of your screed is within the recommended parameters. Xylo Flooring would recommend that this type of installation only be carried out by a qualified installer.

Acclimatization Period?

With all installations a period of acclimatization should be allowed. Engineered & multilayer flooring should be left on site in the room where it is intended to be installed for a minimum period of 48hours prior to installation. All packages should be laid flat and left unopened.

Solid floors should be acclimatized for a minimum period of 5 days, everything else as above.

Solid or Engineered?

Engineered boards are produced by adhering the hardwood wear layer to several core/base layers and are specifically designed to be more dimensionally stable than solid boards, whilst they can be directly adhered to the sub floor, they are more commonly 'floated' on top of an underlay.

For those who prefer the idea of a solid hardwood floor, keep in mind that the wear layer is only that part of the board which sits above the top of the tongue, in consequence the wear layer is often as thick on an engineered board as it is on a solid board.

Solid hardwood flooring is produced from a solid slab of timber and whilst it offers a more traditional construction it is also less stable than engineered alternatives. Solid boards are more commonly either pinned or directly adhered to the sub floor. Please note that chipboard does not provide a suitable sub-floor for this type of installation.

Also please note that solid flooring **SHOULD NOT BE FLOATED**, unless you are using the Elastilon system.

For further information on Elastilon go to www.elastilon.com

3-Strip or 1-Strip (Plank)?

3-Strip as the name suggests is where there are three rows of timber strips across the width of each board; these individual pieces are known as lamellas. This type of board offers a variation of colour & grades within each plank.

1-Strip is quite simply the term used to describe a single plank. It is obviously much easier to obtain smaller pieces of timber such as are used in 3-strip products therefore 1-strip floors tend to command a higher price point. All Xylo Flooring 1-strip products also feature beveled edges.

Whether you chose a 3-strip or a 1-strip Xylo Floor, is down to personal preference.

Please note that our 1-strip products are available in a selection of widths and lengths.

Bevels are chamfered edges and are only available on plank flooring. All our 1-strip products also feature either a 2 or 4 sided beveled edge. When the 2 long edges are beveled this will emphasize the room length. If the bevels are on all 4 sides of the plank this will shorten the look of the room but make the width of the room appear larger.

Lacquered or Oiled?

As the saying goes 'beauty is in the eye of the beholder' and once again the chosen finish will simply be down to personal preference. UV Lacquered floors generally have a higher level of sheen than oiled floors, which tend to have a matt or satin finish. There is little difference in the purchase cost between a lacquered and an oiled floor; therefore it will most likely be the look of the flooring that determines which the consumer will choose. This said there are a number of other considerations which should be borne in mind when taking this decision.

Lacquered hardwood floors are pretty much non-maintenance. Obviously they need to be swept over with a soft broom from time to time and occasionally wiped over with a lightly moistened mop or damp cloth. They will however show scratch marks with usage, as would a lacquered tabletop. With a bad scratch, it is sometimes possible that a French polisher may be able to improve the appearance; however local repairs generally achieve limited success. It is of course possible to completely sand and re-seal a lacquered floor, although this would not normally be required until such times as the flooring has given several years of hard wear. Unless the flooring has been badly damaged during its lifetime, this process will pretty much restore the flooring to 'as new' condition.

Oiled floors on the other hand are much more forgiving where scratching is concerned. Scratches tend to be less obvious and are also much easier to repair locally. A light sand, followed by the re-application of oil, will generally restore the appearance of the flooring without the need to re-finish the entire area. Amongst the range of accessories available from Xylo Flooring are; Osmo Repair kits which consist of 6 coloured wax fillers for minor repairs which can be mixed to best match the colour you require and applied using the hot melt applicator, which is also included. There is however the maintenance side to consider, which one needs to take on board, before purchasing an oiled product.

It is the saturation of the timber surface with oil; which protects the flooring against spillage and soiling. Xylo Flooring recommends applying a coat of Osmo Polyx Hard wax Oil to pre-oiled floors at the time of installation as a precaution; Please note this may cause a variation in colour following this procedure. Thereafter, for regular cleaning, use Osmo Wash and Care cleaning and maintenance concentrate which should also be used prior to any other treatment being applied to the flooring such as Osmo Liquid Wax cleaner, which cleans and regenerates the flooring and contributes to the lifespan of the product.

Further details on the full range of Osmo products including additional tips for the preparation and maintenance of oiled flooring can be found at www.osmouk.com

PLEASE NOTE: Since wood is a material fashioned by nature:

Each board is unique and samples must be regarded as a guide rather than an exact match for either colour or grain characteristics.

Hardwood floors will scratch and indent with use.

All timber species will change colour with exposure to UV light.

Timber floors may expand and contract due to local changes in temperature / climate.

Maintenance Oiled/Lacquered Flooring

How often the flooring needs maintaining will depend upon the environment in which the product is laid. Logically; an oiled floor laid in the hallway of a country cottage, where one steps immediately from the outdoors onto the flooring, will require more maintenance than an oiled floor laid to the lounge of a penthouse apartment in the West End of London. In the winter months; the proprietor of the cottage would also do well to consider providing some further protection of the flooring; by way of an entrance mat laid just inside the doorway of their home.

In conclusion, the use of common sense is your best aid in maintaining the long lasting good looks of your oiled floor. At Xylo Flooring we take great pride in manufacturing our products to the highest standards using the finest materials. Given reasonable care, Xylo Hardwood floors will give many years of hard wear, and we hope will help create a tranquil backdrop to both traditional and contemporary interiors alike. Should you require further information on Xylo Flooring products please visit our web site at www.xyloflooring.com which should provide answers to any other questions you may have concerning the ownership of a Xylo Hardwood floor.