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Check list for site visits where there are fitting or screed issues.

This check list can also be used when preparing a floor where Calcium Anhydrite type screeds have been pumped onto the slab. As a company, we always advise clients to stay away from these because of all the historical problems associated with underfloor heating and laitance removal.

This check list is to help clients and is also used by our representatives if there is a problem with a floor. In all cases, we have found where there are problems, it is a fitting issue and associated with the laitance not being properly removed.

The check list below is not totally comprehensive as it depends on the site and historical records. When visiting please take pictures with dates recorded.

1. Dates when the laitance was removed?
2. Details of how laitance was removed and how much?
3. Copy of the records of all meter readings before and during installation of the screed with the date of each reading.
4. Was any self levelling screed used and if so what type and when.
5. What type was it and did it have a laitance on the top?
6. Were moisture readings taken?
7. Was there a DPM allied on the screed before any screed was poured over the underfloor heating pipes?
8. Date when the underfloor heating was commissioned and how long it was operating before the delivery of the flooring?
9. Date when the flooring was delivered?
10. Date when the underfloor heating was turned off?
11. Date when the flooring was installed.
12. Was protective covering put on the floor and if so what did it consist of?
13. Was the floor still covered when the underfloor heating was turned back?
14. If it was on we need to know for how long.
15. Information on what data loggers were installed and the type of controls in place to prevent the surface temperature exceeding 27 degrees.
16. If there are "hollow" sounds or the client is complaining of delamination, then some boards need to be taken up and the adhesive inspected.



The boards below were taken up in one such scenario where the incorrect adhesive was used and not applied properly. It was found that the laitance had not been removed correctly either.



BS 8204 states that you must have a minimum adhesive transference of 75% of the surface area of the plank. In addition, they have used the wrong size trowel and the spacing is too large and not enough adhesive has been applied. Also, the top board in the picture shows large patches of white laitance stuck to the adhesive which means that the laitance has not been removed properly and it is this that has debonded from the screed.

To exacerbate the situation these apartments have underfloor heating. When gluing over underfloor heating it is imperative that you get 100% transference of adhesive between the board and the substrate otherwise you not only get hot spots but also an imbalance of moisture in the backing board which can cause the adhesive within the board to stress and delaminate. When this happens the boards get partially cooked which is not good for the long term.

There are many other things to check but these are the primary ones and will eventually effect the surface of any wood floor and also may lead to moisture issues because the screed below may well still be wet.

In fact if anhydrite/calcium screeds are not allowed to breathe they could break down and deteriorate. Please see our document on understanding such screeds.