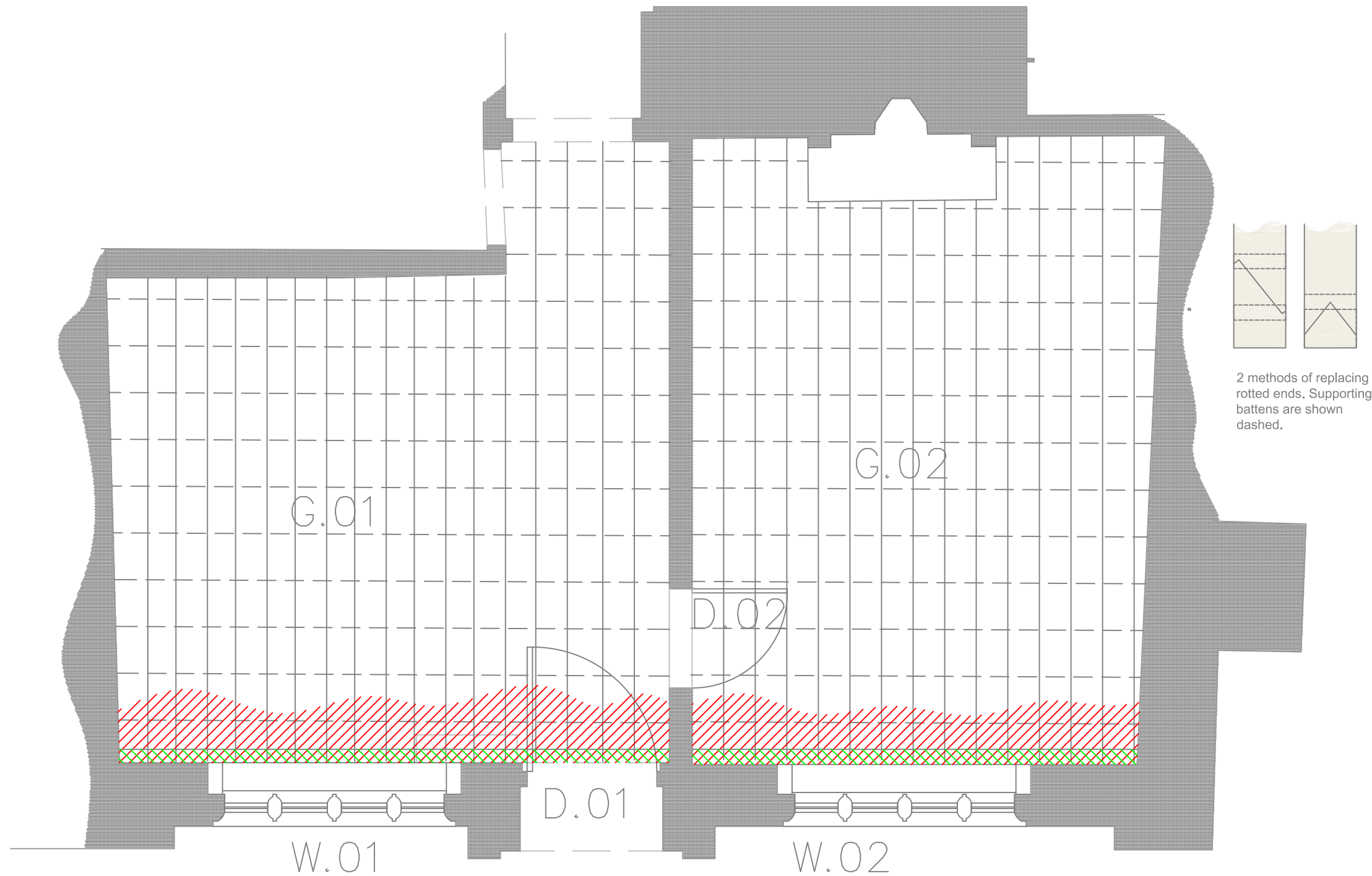
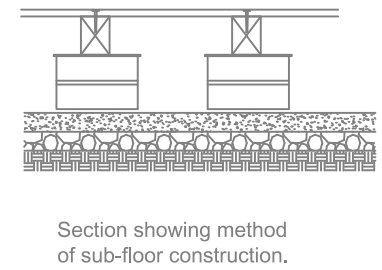
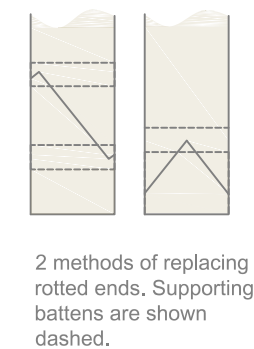


Refer to SPAB leaflet PATCHING OLD FLOORBOARD for general guidance.



Schedule of works

Floor boards are oak ranging from 240mm to 270mm in width.

All boards are fixed to the joists with cut iron nails at 2 per board, per joist.

Joists are oak in various widths and depths. Joists are laid directly on sub-soil.

Problems with the boards include beetle attack and some fungal decay as well as cracks and splits caused by inappropriate means when lifting them for access to under-floor services.

The aim is to lift all boards, numbering them in sequence - so that they can be laid in the original order and location.

Boards are to be carefully raised by the use of a thin, strong crowbar along with blocks of wood to lever against, placed to protect surrounding boards.

In the event of the boards being reluctant to move, without damage, the nails are to be carefully punched through.

Once all the boards have been removed and carefully numbered and stacked, they can be repaired.

Many of the boards are rotted where in contact with surrounding, damp walls. New sections of matching boards can be spliced on using stopped scarfs or 'V' joints. In both cases the joints are to be glued and supported by battens fixed to the joists and level with the undersides.

Damaged edges to be have parallel sided pieces of matching oak with splayed ends replacing the damaged sections. They are to be glued and biscuit jointed.

Any soft but serviceable parts of boards to be treated using a combine insecticide and fungicide before relaying.

The floor joists are to be raised and numbered, if re-used. The over-site to be excavated to a depth of 250mm below the bottoms of the floor joists. Use 50mm of type 1 stone, well tamped and cover with 50mm screed. Install 2 courses of semi-engineering bricks, laid under each joists at 1500mm c/c. The brick to be capped with a bituminous felt DPC.

The best of the joists to be re-laid and made up with new, to match.

The external walls to be altered to allow the installation of 2 telescopic air vents.

Floor boards to be re-laid in the same, original order using 50mm cut brads. The brads to be punched slightly below the surface of the boards