

# Pre Site Inspection Information

## Timber decking








Thank you for your timber deck enquiry. The information below will help you to make an informed decision about which brand of board to use and also provide information on the substructure and other elements of deck construction.

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There are many different timber species used for deck boards available on the market. Of all of them, we install only a small number based on a set of criteria that eliminates many problems that might otherwise be experienced by our clients over time.






### Timber deck boards

Timber species	Details
<b>Spotted Gum</b>  <b>Janka Hardness rating - 11</b>	<p>Spotted gum, like jarrah and blackbutt, is a good choice for bushfire prone areas with a BAL rating of 29. It has a durability rating of 1, which makes it a good timber for decking. It is often plantation grown in Australia, making it a good choice from an environmental standpoint.</p> <p>It has greater colour variations than blackbutt, ranging from a pale brown to chocolate brown. Spotted gum is a dense timber that shrinks very little compared with other timbers. It has low tannin content, so doesn't "bleed" like some native timbers do.</p> <p>Generally, just use a natural timber oil without any tint to treat the decking, as the last thing you want to do is take away from that naturally beautiful appearance.</p>
<b>Blackbutt</b>  <b>Janka Hardness rating - 9.1</b>	<p>Blackbutt is another highly fire resistant timber with a BAL rating of 29. An Australian native, blackbutt has a lovely pale brown colour and unlike some other native species, the colour is fairly consistent. Blackbutt can be stained if desired. It can check (crack) if left unsealed, so should be sealed as soon as possible and resealed periodically.</p> <p>As far as performance goes, blackbutt is great to work with and very durable. It performs well in the Australian climate and doesn't tend to warp and split. It is termite resistant.</p>
<b>Grey Ironbark</b>  <b>Janka Hardness rating - 14</b>	<p>If you want a deck that will last forever (or almost), then ironbark is what you're looking for. The timber got its name because of its heaviness and high density. It is a difficult timber to work with due to its density, but has the highest possible durability rating of 1 and a BAL rating of 29.</p> <p>Ironbark is a beautiful timber, with colours ranging from pale brown to deep red. Aside from being one of the most durable timbers, ironbark is also highly fire, termite and rot resistant.</p> <p>If you're looking for timber pool decking, ironbark may be your best choice.</p>
<b>Merbau</b>  <b>Janka Hardness rating - 8.6</b>	<p>In the past, merbau was one of the most popular decking timbers and was even used to build house frames. It is still a popular decking timber and is less expensive than most other decking timbers.</p> <p>Merbau has a high durability rating of 1, a BAL rating of 29 and is rot and insect resistant. Much of the merbau used today comes from Southeast Asian rainforests. Look for sustainably harvested merbau. It may cost a little more, but it sends the message that we care about the environment. It has a high resin/tannin content and can easily stain materials around and under it.</p>
<b>African Teak</b>  <b>Janka Hardness rating: 7.5- 8.6</b>	<p>Pale yellowish to creamy grey appearance. Texture is fine and lustrous with an even grain. When freshly cut the timber has a leathery odour and is greasy to touch. It turns a beautiful light grey (almost white). It 'silvers off' quickly without splintering and requires little maintenance. Teak is the most expensive of the decking timber available. It has a BAL rating of 19 and a durability rating of 1</p>

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## Timber decking



Timber species	Details
<b>New Guinea Rosewood</b> 	 <p>Rosewood is a natural wood with warm tones that turns a beautiful light grey if left untreated (almost white). It 'silvers off' quickly without splintering and requires little maintenance. It can also be oiled regularly to maintain its original colour. It has a class 3 durability rating and a BAL 19 fire rating. It can be susceptible to borers.</p>
<b>Jarrah</b>  <p><b>Janka Hardness rating - 8.5</b></p>	<p>Jarrah is a high density and extremely hardwearing hardwood, which ranges in colours from light pinks to deep reddish browns. With an even texture and interlocking grain, Jarrah reflects light to give great lustre and depth to its appearance, while highlighting its natural characteristics.</p> <p>A Jarrah deck provides the ideal look for both modern and classic homes, and is the perfect choice for large commercial projects.</p> <p>Treating the timber with a suitable oil or clear stain will allow Jarrah Decking to retain its lively red colour with overtones from pale pinks to rich reddish browns. Jarrah has a BAL rating of 19 and an above ground durability rating of 3</p>
<b>Recycled</b> 	<p>Nothing says "recycled timber" quite like railway sleepers do.</p> <p>The holes from the railway spikes are characteristic of the timbers' colourful past and the wide, robust boards command a bold and earthy respect. They are an exciting product with a huge scope for creativity and individualistic design.</p> <p>The use of railway sleepers for decking, screening or landscaping creates an unrivalled style of organic charm. Railway sleeper decking boards are supplied at a finished size of 200 x 25mm in random lengths from 900mm.</p> <p>Generally, the maximum lengths are 2100 / 2400 / 2700mm, depending on the origin of the sleeper. Unless otherwise specified, the decking boards are supplied in a random mix of colour that we loosely classify as reds, browns or creams.</p> <p>Typical species include ironbark - both red and grey, turpentine, redgum, tallowwood, stringybark etc.</p> <p>Note: even within a specific colour selection, there will still be a lot of variance - every batch is different.</p>
<b>Recycled sleepers</b> 	<p>These recycled decking boards have been developed to accommodate those looking for both traditional and rustic decking.</p> <p>The decking boards are milled down from recycled timbers sourced from the demolition of old buildings such as houses, schools, warehouses and factories.</p> <p>From this, as new decking boards in creams, browns, reds, or mixed hardwood decking are produced and these are routinely milled to an 85 x 19mm board.</p> <p>Also available is a less dressed and more rustic version such as the "Shearers' Verandah" decking, with a wire brushed finish. The boards are typically 80 mm wide and 19 mm thick.</p>

One Wood						
						
<ul style="list-style-type: none"> <li>• termite resistant (more so than many hardwoods)</li> <li>• water resistant (not as affected by moisture as hardwoods)</li> <li>• can be easily sanded to reveal a new layer of timber</li> <li>• pre oiled in the factory with 7 colour finishes available</li> <li>• <u>only needs re oiling every three to five years</u></li> <li>• can be installed with hidden fasteners - invisible screws</li> <li>• BAL fire rating of 29</li> </ul>				<ul style="list-style-type: none"> <li>• the boards are eco friendly (from plantation forests) and re useable</li> <li>• has a Janka hardness of 7.4 - Durability Class 1</li> <li>• remarkably stable and excels in outdoor durability</li> <li>• is very easy to oil and coat</li> <li>• The surface turns into an elegant aging grey patina when exposed outdoors.</li> <li>• <u>no tannin bleed - your outdoor spaces stay clean and pristine</u></li> </ul>		

# Pre Site Inspection Information

## Timber decking



### Substructure types

#### H3 treated timber (LOSP treated)

- this is the most economical substructure type of timber for outdoor works
- it is best suited to where there is good ground clearance and ventilation
- it cannot be used where it can be affected by water; attached to a concrete slab, sitting on the ground or where water may pond and cause moisture to accumulate
- it cannot be installed into the ground - as a post for example
- all cut ends and penetrations need to be retreated on site
- you can expect a 20 to 30 year lifespan if installed correctly under the right conditions
- top of joist flashing is recommended to seal the top of the joist against water penetration through the screw holes used to hold the deck boards in place



#### H4 treated timber (CCA)

- this timber has a warranted life span of 50 years
- it is suitable for external use where there is not a lot of height clearance or where water (moisture) may be an issue.
- It is our preferred option for pool decks
- it is more expensive than H3 timber
- top of joist flashing is recommended to seal the top of the joist against water penetration through the screw holes used to hold the deck boards in place



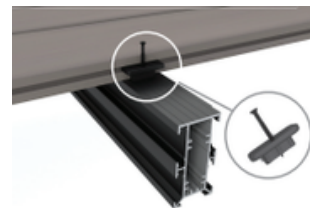
#### Hardwood

- Is quite expensive but can last up to 60 years if installed properly
- it can be hard to work with because of its hardness and will add time and labour costs to the installation process.
- some screw fittings will need to be predrilled because of its hardness
- it will span longer distances than pine, so less timber may be needed
- it is not suitable for some deck boards that are installed with 304 stainless steel screws



#### Aluminium

- is a recent addition to deck substructure construction
- It is more expensive than H3 or H4 timber
- it has a long lifespan
- it is especially useful on sites where termites may be a problem
- it is not suitable for some deck boards such as Millboard
- deck boards may move on it on a hot day and it may require additional fittings to stop the boards moving.



#### Galvanized steel

- is usually more expensive than H3 and H4 timber
- It is often used in high termite areas
- It is often preferred in high BAL rating areas
- it has a good cross bracing system for sloping sites
- it will span longer distances than H3 and H4 timber and is very durable
- it can have an industrial look
- the beams and joists can be powder coated for a more aesthetic appeal



# Pre Site Inspection Information

## Pros and Cons of timber decking



Pros and cons of timber decking	
Pros	Cons
<ul style="list-style-type: none"> <li>For some people hardwood decking can look more attractive. Timbers like spotted gum have a warmth and feel that is hard to match.</li> <li>The natural wood grain makes it much more appealing, especially if you choose a high-quality wood like spotted gum or ironbark.</li> <li>If you choose the right hardwood for your location and regularly maintain it, you can expect your deck to give you a lifetime of use.</li> <li>Timber decking can be cheaper to purchase than some composites</li> <li>It can have less wastage than Composite boards</li> <li>its relatively easy to replace a damage board</li> <li>scratches can be sanded out (as long as they are not too deep)</li> </ul>	<ul style="list-style-type: none"> <li>needs a regular maintenance program - acid wash and oil with a reputable oil every 9 to 12 months</li> <li>maintaining a deck (acid wash, sand and oil) can cost up to \$85 a square metre if outsourcing the work</li> <li>timber deck boards can splinter and cause injury if not maintained properly</li> <li>some hardwoods are susceptible to borers and termites. Choose the correct one for your location</li> <li>a timber deck can take longer to install compared to a composite deck</li> <li>the deck boards can warp if they absorb too much moisture</li> <li>timber deck boards can rot and become fall through hazards if not maintained properly</li> <li>timber does not have as good UV control as some composite boards</li> </ul>
Do's and Don'ts for Timber decking	
Do's	Dont's
<ul style="list-style-type: none"> <li>choose the most appropriate timber species for your site</li> <li>oil the bottoms and cut ends of the boards before installation</li> <li>make sure you have adequate ventilation under the deck</li> <li>keep soil and turf away from the sides of the deck</li> <li>oil the deck properly after installation</li> <li>countersink the screws properly</li> </ul>	<ul style="list-style-type: none"> <li>install hardwood decking closer than 350 mm to the ground</li> <li>use cheap oil to oil the deck boards (We only use Cutek Oils)</li> <li>use galvanized bugle deck screws if attaching H3 substructure</li> <li>use Merbau where it can leech onto a wall or tiling</li> <li>do butt joins cuts at 90° as this will let moisture accumulate in the join</li> </ul>

Some things to be aware of	
Timber is a porous material and some movement should be expected. Allow for timber to expand when installing adjacent to other surfaces. i.e. Brick walls, retaining walls etc	Ensure adequate drainage underneath the deck to allow water to flow away. If water is not able to drain or flow away from the timber it will expand beyond normal expectations and cup.
Climate, from heavy monsoonal rains to areas with extremely hot and dry summers will cause timber to move. If timber shrinks or expands slightly this is completely normal. Proper maintenance will help control this movement but will not eliminate it. Timber that is in prolonged contact with moisture will cause timber to move beyond its normal range.	Tannins are natural extractives present in most timbers, some more than others. Moisture permeating through the timber will bring these tannins to the surface which can cause stains on surrounding materials such as paving or rendered walls. Levels of tannin leaching will reduce over time and if staining does occur it should be immediately washed down with a stiff broom and soapy water. Merbau is particularly susceptible to leaching.
Uneven weathering will be caused where timber is left stacked in the sun prior installing, even when the timber is plastic wrapped as plastic isn't completely UV resistant. The only way to resolve this is to leave the decking exposed for a few months and the uneven weathering will eventually fade. Decking installed in shady areas will not weather as much as timber in fully exposed areas.	Hardwood timber decking can be purchased pre oiled directly from some wholesalers and delivered to site ready for installation. Even in this case, it is still highly recommended to apply another 1 or 2 coats of oil immediately after installation as well as sealing all the ends that are cut on site.

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## Timber decking



### Timber decking price guide - supply and install for decks 50 centimetres or less above ground

Board type	Square metre rate	GST	Total GST Inclusive
Merbau	\$796	\$79	\$875
Blackbutt	\$822	\$82.2	\$904
Spotted Gum	881.58	\$81.16	969
Rosewood	\$908	\$91	\$999
OneWood	\$948	\$95	\$1043
Ironbark	\$951	\$95	\$1046
Recycled Hardwood (80 x 19 mm)	\$925	\$92	\$1017
Recycled hardwood (200 x 25 mm)	\$1064	\$106	\$1170
Teak	POA	POA	POA

Other timber deck boards available - please call for the full range

#### Inclusions in the price guide above

Site supervisor	Deck board of choice
Qualified installation team	Deck Screws - Stainless steel
10 year warranty on installation	Tannalised eco spray - timber protection
Public Liability Insurance	Piers - Concrete or other
Full Product warranties	Gtape flashing - Joist protection
Project design/Drawings	All attachments (joist hangers, triple grips, etc)
Project waste removal	H3 Substructure/all galvanized attachments
All deliveries	Pre oiling to the bottom and sides of the boards

#### Exclusions in the price guide above

Steps and stairs	Handrails and balustrades
Fascia	Benches and other features
Stainless Steel fittings (e.g., joist hangers)	Decks more than 50 cm's above ground
Electrical	Site landscaping
Site access issues that require cranes, floor and wall protection for Strata units, etc	



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### Deck maintenance costs

#### Price Guide for Deck maintenance

#### Based on a once yearly maintenance program

**Includes: Acid wash of the deck boards and 2 coats of Cutek oil with the appropriate colour tone, protection of brick and other house walls. Deck top and fascia only. Sanding, Handrails and stairs are POA**

**Please note:**

- Decks that receive a lot of sunlight (North facing) may require maintenance at 6 or 9 month intervals
- Decks that are South facing may not receive as much direct sunlight and may require less frequent maintenance
- Decks that are protected by an awning or heavy tree cover may only require maintenance once every 2 years
- The Indicative costs below are based on an \$85 sq metre rate.

	Deck Size in Square metres												
Years	16	18	20	22	24	26	28	30	32	34	36	38	40
1	\$1,360	\$1,530	\$1,700	\$1,870	\$2,040	\$2,210	\$2,380	\$2,550	\$2,720	\$2,890	\$3,060	\$3,230	\$3,400
2	\$2,720	\$3,060	\$3,400	\$3,740	\$4,080	\$4,420	\$4,760	\$5,100	\$5,440	\$5,780	\$6,120	\$6,460	\$6,800
3	\$4,080	\$4,590	\$5,100	\$5,610	\$6,120	\$6,630	\$7,140	\$7,650	\$8,160	\$8,670	\$9,180	\$9,690	\$10,200
4	\$5,440	\$6,120	\$6,800	\$7,480	\$8,160	\$8,840	\$9,520	\$10,200	\$10,880	\$11,560	\$12,240	\$12,920	\$13,600
5	\$6,800	\$7,650	\$8,500	\$9,350	\$10,200	\$11,050	\$11,900	\$12,750	\$13,600	\$14,450	\$15,300	\$16,150	\$17,000
6	\$8,160	\$9,180	\$10,200	\$11,220	\$12,240	\$13,260	\$14,280	\$15,300	\$16,320	\$17,340	\$18,360	\$19,380	\$20,400
7	\$9,520	\$10,710	\$11,900	\$13,090	\$14,280	\$15,470	\$16,660	\$17,850	\$19,040	\$20,230	\$21,420	\$22,610	\$23,800
8	\$10,880	\$12,240	\$13,600	\$14,960	\$16,320	\$17,680	\$19,040	\$20,400	\$21,760	\$23,120	\$24,480	\$25,840	\$27,200
9	\$12,240	\$13,770	\$15,300	\$16,830	\$18,360	\$19,890	\$21,420	\$22,950	\$24,480	\$26,010	\$27,540	\$29,070	\$30,600
10	\$13,600	\$15,300	\$17,000	\$18,700	\$20,400	\$22,100	\$23,800	\$25,500	\$27,200	\$28,900	\$30,600	\$32,300	\$34,000
11	\$14,960	\$16,830	\$18,700	\$20,570	\$22,440	\$24,310	\$26,180	\$28,050	\$29,920	\$31,790	\$33,660	\$35,530	\$37,400
12	\$16,320	\$18,360	\$20,400	\$22,440	\$24,480	\$26,520	\$28,560	\$30,600	\$32,640	\$34,680	\$36,720	\$38,760	\$40,800
13	\$17,680	\$19,890	\$22,100	\$24,310	\$26,520	\$28,730	\$30,940	\$33,150	\$35,360	\$37,570	\$39,780	\$41,990	\$44,200
14	\$19,040	\$21,420	\$23,800	\$26,180	\$28,560	\$30,940	\$33,320	\$35,700	\$38,080	\$40,460	\$42,840	\$45,220	\$47,600
15	\$20,400	\$22,950	\$25,500	\$28,050	\$30,600	\$33,150	\$35,700	\$38,250	\$40,800	\$43,350	\$45,900	\$48,450	\$51,000
16	\$21,760	\$24,480	\$27,200	\$29,920	\$32,640	\$35,360	\$38,080	\$40,800	\$43,520	\$46,240	\$48,960	\$51,680	\$54,400
17	\$23,120	\$26,010	\$28,900	\$31,790	\$34,680	\$37,570	\$40,460	\$43,350	\$46,240	\$49,130	\$52,020	\$54,910	\$57,800
18	\$24,480	\$27,540	\$30,600	\$33,660	\$36,720	\$39,780	\$42,840	\$45,900	\$48,960	\$52,020	\$55,080	\$58,140	\$61,200
19	\$25,840	\$29,070	\$32,300	\$35,530	\$38,760	\$41,990	\$45,220	\$48,450	\$51,680	\$54,910	\$58,140	\$61,370	\$64,600
20	\$27,200	\$30,600	\$34,000	\$37,400	\$40,800	\$44,200	\$47,600	\$51,000	\$54,400	\$57,800	\$61,200	\$64,600	\$68,000

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