



INSTALLATION AND MAINTENANCE INSTRUCTIONS MUST BE FOLLOWED TO ENSURE LONG LASTING PERFORMANCE AND WARRANTY COVER

KeyDeck is a high performance, real wood, outdoor decking product manufactured in New Zealand from sustainable tree plantations. KeyDeck is engineered in the way it is cut providing for quartersawn straight grain, kiln dried and fully treated to provide guaranteed durability and then, finally, oil and colour impregnated using Keyland's own patented process.

KeyDeck is a natural wood product and so will still have some colour variation and the wonderful imperfectness of nature. KeyDeck has a smooth, barefoot friendly surface when installed and maintained correctly and will provide guaranteed long life for your deck and outdoor structures.

TOOLS REQUIRED

KeyDeck can be installed with readily available tools with only the specialist CAMO fixing tool required only if installing with the CAMO hidden fixing system. All tools should be used safely and as per the manufacturers guidelines. Some of the basic tools required are:

- Cordless driver drill
- Chalk line
- Tape measure
- Carpenter square
- Circular saw or drop draw (mitre saw)
- Spacer tool
- Safety glasses
- Gloves
- Possibly a jigsaw too!

A jigsaw can be used to cut around obstacles such as downpipes or posts. A drop saw or mitre saw will provide greater accuracy of cutting. Please ensure a fine bladed saw is used for cutting KeyDeck to ensure a good cut finish is achieved. Gloves and safety glasses should be used at all times during installation.

ACCESSORIES

- CAMO Installation tool and CAMO stainless steel fixing screws or high quality stainless steel decking screws - self drilling and self countersinking preferably
- End seal and touch up oil such as KeyDeck Decking Oil
- Soft bristle paint brush or rag for end seal application

STORAGE AND HANDLING

- All Keyland products should be kept dry and clean prior to installation. Ensure products are stored elevated at least 100mm off the ground and out of direct sunlight.
- Take care during installation with footwear and dirt so as not to unduly damage or mark the surface of the decking product. Clean work footwear or use boot covers to avoid tramping dirt, stones and construction waste onto the deck.
- Cover the deck using drop clothes when painting or spraying the house, roof or any adjacent structures or features.
- Always follow local and /or national building standards and requirements
- Always wear safety equipment when building and wear a dust mask when cutting.

CALCULATING REQUIREMENTS

SCREWS REQUIRED (PER M ² OF DECK)	450mm JOIST SPACING	600mm JOIST SPACING
Screws required for 90mm wide deck board	50 per m ²	36 per m ²
DECKING REQUIRED (PER M ² OF DECK)	LINEAL METRES	
Decking required for 90mm wide deck board	10.6 lineal m per m ²	

Note: Calculations are based on a 5mm deck gap for 90mm board.

INSTALLATION PREPARATION

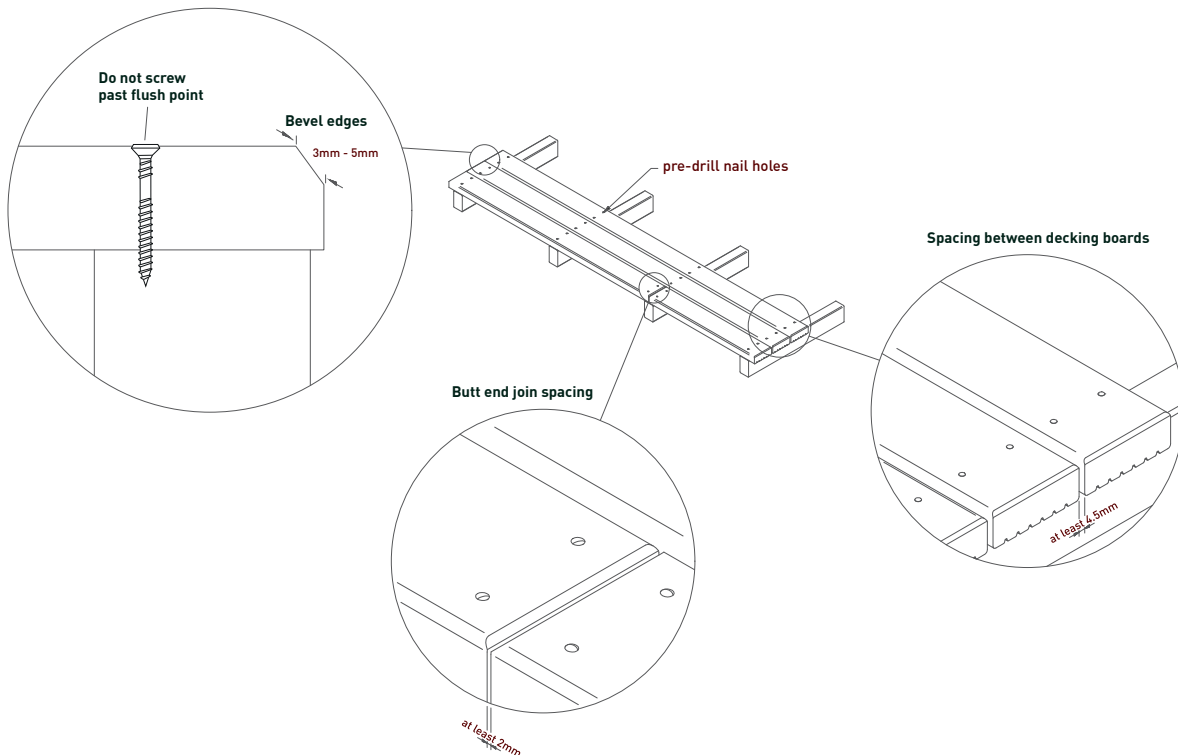
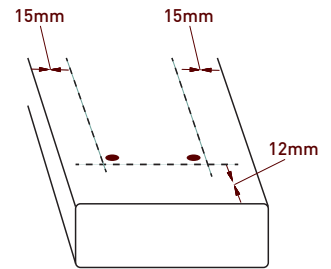
Adequate ventilation of any deck is important for the stability of the decking and the structural timber. Please ensure that under the deck is well drained and provides for good air circulation, failure to provide adequate ventilation may cause surface degradation or mould and mildew attack. Clearance of at least 200mm from the ground is necessary or a free draining waterproof membrane or concrete pad should be used. Additionally, in low clearance situations, an impermeable DPC (Damp Proof Course) on the surface of the joist should be used to prevent structural timber saturation. KeyDeck has approved overlay systems for over balconies and concrete deck pads with clearance of just 30mm (please contact Keyland sales for further information).

Calculate deck sizes allowing for full boards, 4.5 to 6mm spacing between boards and 12mm spacing from the house if possible to enable the use of full deck boards and save work required to rip and place filler boards.

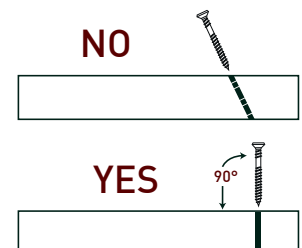
KeyDeck is a kiln dried product and will expand in use and even during installation if exposed to heavy rain or moisture. Expansion in width of up to 2.5%, thickness of up to 5% and length of up to 1% can occur. Thereafter the products will tend to find their equilibrium thereby reducing ongoing movement in the boards. The equilibrium will be reached after several months.

INSTALLATION WITH TOP FIX SCREW

- To install KeyDeck please use a high quality, self drilling, stainless steel self countersinking decking screw or stainless steel decking nail. **(warranty requirement)**
- KeyDeck is manufactured to be laid smooth side up and, as wood is a natural product, does allow for small imperfections on the ribbed face which will occur on some boards. If a project is to be laid ribbed face up then please contact your supplier or Keyland to arrange for material to be specifically graded to suit. Where some ribbed face is used face up, for example on steps or landings, select the ribbed material first from any deck consignment. **(non-warranty requirement)**
- Provided a good quality, self drilling, stainless steel deck screw is used, pre-drilling of fixing holes is not required except for the ends of boards. **(non-warranty requirement)**
- Screws within 400mm from the ends of boards should be pre-drilled to prevent splitting of board. Pre-drill should be through the thickness of the decking board with a 3mm drill. **(warranty requirement)**
- Screws should be fixed a minimum of 15mm from the edge of the decking boards and 12mm from the ends of boards. **(warranty requirement)**
- KeyDeck boards should be spaced at least 4.5mm between boards. **(warranty requirement)**



- Ensure screws are installed correctly as screw install diagram. In particular, do not over screw past the flush point with the decking and also ensure screws are installed straight (not on an angle as this puts undue pressure on the timber). Remember that KeyDeck is kiln dried and will swell slightly so therefore there is no need to fix the screws past flush with the top of the board! **(warranty requirement)**
- Bevel ends of boards as per the KeyDeck layout diagram to avoid end checking of the boards. **(warranty requirement)**
- Seal all decking cut ends of boards or bevelled edges with a specialist end-seal product or Keyland Decking oil. **(warranty requirement)**
- All structural products must be end-sealed with an end seal chemical such as Xyence Sanprezer OGR to ensure warranty is maintained. **(warranty requirement)**
- Iron or metal can react with wood tanins or copper causing iron stain and / or corrosion. All metals and aluminium should be powder coated or a rubber or bitumen type barrier layer should be used. Ensure all iron or steel shavings are immediately removed from the decking surface. Iron stain can be removed with Keyland Oxalic Acid. **(warranty requirement)**



MAINTENANCE

Decks are exposed to the elements and therefore require maintenance to maintain appearance and performance. Outdoor surfaces are subject to rain and UV effects as well as wind blown dust, dirt and mould and mildew spores. Dependent on performance requirements there are a range of maintenance options as detailed below. These must be undertaken to ensure the product warranty is valid (at least the minimum maintenance).

**ULTIMATE MAINTENANCE**

To maintain decking in “as new” condition in terms of colour and surface a high maintenance regime is required:

- Ensure the deck is not continually wet or in contact with the ground.
- Annual wash down with soft brush and non-bleach Verda deck cleaner.
- Ensure no build-up of organic matter between or against the decking boards.
- 2 yearly re-application of Keyland Decking Oil.

REGULAR MAINTENANCE

To maintain the barefoot friendly surface and good colour and surface condition:

- Ensure the deck is not continually wet or in contact with the ground.
- Annual wash down with soft brush and non-bleach deck cleaner.
- Ensure no build-up of organic matter between or against the decking boards.
- 3 yearly re-application of Keyland Decking Oil.

MINIMUM MAINTENANCE

- Ensure the deck is not continually wet or in contact with the ground.
- Ensure no build-up of organic matter between or against the decking boards.
- No re-application of decking oil but this will result in weathering of the decking surface and eventual loss of colour to weathered grey colour. This will also result in some surface deterioration and cracking and the reduction in barefoot friendliness.

DO NOT USE A PRESSURE WATER SPRAYER OR A BLEACH TYPE CLEANER ON DECKING!**ON-GOING MAINTENANCE (non-warranty requirement)**

- Treat your outdoor area like your indoor area. Regularly sweep off loose dirt or garden residue. Watch out for any algae or moss that may be growing on the deck. They may occur after time but can easily be removed using Keyland Timber Cleaner or other specialist deck cleaning product.
- In many cases, it is a good habit to clean your deck once per year as per maintenance regime.
- KeyDeck is a natural wood product. From nature, all woods contain forms of oils to keep its elasticity and durability. Similar to how we apply skin creams to maintain suppleness, we suggest that all wood is regularly oiled to enhance appearance and performance.
- Wash down with mild soap when required or if food, drink or other material is spilled on the deck.
- Iron or metal can react with wood tannins or copper causing iron stain and / or corrosion. All metals and aluminium should be powder coated or a rubber or bitumen type barrier layer should be used. Ensure all iron or steel shavings are immediately removed from the decking surface.

KEEPING THE COLOUR

- KeyDeck products weather over the course of their life. Our patented infusion-coating technology is designed to mitigate these occurrences but this process is a natural force that applies to any wood product and cannot be stopped completely.
- Weathering does not affect the performances or stability of your Keyland product.
- We offer KeyDeck Outdoor Superior Timber Maintenance Coating in Honey Gold, Antique Grey and Natural Amber. These match the original colours of your KeyDeck (excepting natural weathering) and are recommended to use.
- In situations where these are not available, you may use an alternative semi-transparent, natural oil based stain.

BRINGING BACK THE NATURAL APPEARANCE

- In cases where your decking is discoloured, you find persistent stain or your decking has turned grey from natural weathering, a rejuvenating timber product can be applied to restore the decking to its natural appearance.