

TITLE:	FLOOR, FLOOR COVERING, AND FLOOR FINISH						
VERSION:	VI.3	VI.3					
DATE PUBLISHED:	7/31/20						
DEFINITION: <u>Floor</u> : Lower surface of a room							
	<u>inish</u> : Any surface material applied over a floor structure to provide a walking surface (e.g. tile, carpet, alant, paint, stain)						
PURPOSE:	<u>Floor</u> : A	horizontal lower	surface of a room used to walk on and may separate levels				
	<u>Floor Co</u>	vering or Floor I	inish: Protects the surface of the substrate and provides cleanable or sanitary surface				
NAME VARIANTS:	None						
COMMON MATERIALS:	Ceramic;	Carpet; Concrete	; Wood; Vinyl; Paint; Stain; Foam; Cork; Rubber				
COMMON COMPONENTS:	MMON COMPONENTS: Carpet fibers (e.g., nylon, polyester, wool); Insulation; Grout; Bonding agent; Tiles; Carpet; Hardwood flooring; Stain; Unde Padding		polyester, wool); Insulation; Grout; Bonding agent; Tiles; Carpet; Hardwood flooring; Stain; Underlayment;				
LOCATION:	$\boxtimes$	Unit	Dining rooms, living rooms, kitchens, bathrooms, bedrooms, closets, hallways or other unit spaces				
	$\boxtimes$	Inside	Dining rooms, living rooms, kitchens, bathrooms, closets, hallways or other common spaces				
		Outside	None				
MORE INFORMATION:							
DEFICIENCY 1:	Floor substra	te is exposed					
LOCATION:	🛛 Unit	$\boxtimes$	Inside				
DEFICIENCY 2:	Floor coverin	g is curling, buc	kling, or bulging				
LOCATION: 🛛 Unit 🖾 Inside		Inside					
DEFICIENCY 3:	Subfloor is b	owed, buckling,	or sagging				
LOCATION: 🛛 Unit 🖾 Inside							
DEFICIENCY 4:	Subfloor has	presence of dec	ау				
LOCATION:	🛛 Unit	$\boxtimes$	Inside				



# DEFICIENCY I - UNIT: FLOOR SUBSTRATE IS EXPOSED

Deficiency Criteria:	10% or more of the floor substrate area is exposed in any room.		
Health and Safety Determination:	Standard	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.	
Correction Timeframe:	Within 30 days		
HCV — Correction Timeframe:	Within 30 days		

**R**ATIONALE:

Code	CATEGORY	Түре	Description	Explanation
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If flooring substrate is exposed, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust or allergens, thereby impacting the resident's physical health.
R2	Safety	Direct	Resident could be injured because of this condition.	If flooring substrate is exposed, then resident may be injured via splinters or trip hazards.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If flooring substrate is exposed, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If flooring substrate is exposed, then resident may be unable to fully utilize a feature of their home that is expected to be provided and maintained as part of their rent.
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If flooring substrate is exposed, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If flooring substrate is exposed, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If flooring substrate is exposed, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.



## INSPECTION PROCESS:

	OBSERVATION:	- Look down and observe if substrate is exposed on 10% or more of the floor area within each room.
	REQUEST FOR HELP:	- None
		- Measure the exposed area within each room. - Determine total percentage of exposed area within each room.
	More Information:	- None
Tools or Eq	UIPMENT:	
	Required:	- Distance measuring device
	USEFUL:	- None



# DEFICIENCY I — INSIDE: FLOOR SUBSTRATE IS EXPOSED

Deficiency Criteria:	10% or more of the floor substrate area is exposed in any room.			
Health and Safety Determination:	Standard	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.		
Correction Timeframe:	Within 30 days			
HCV — Correction Timeframe:	Within 30 days			

**R**ATIONALE:

Cor-	CHERODAN	Tun-	Decomption	Ever universe
Code	CATEGORY	Түре	Description	Explanation
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If flooring substrate is exposed, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust or allergens, thereby impacting the resident's physical health.
R2	Safety	Direct	Resident could be injured because of this condition.	If flooring substrate is exposed, then resident may be injured via splinters or trip hazards.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If flooring substrate is exposed, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If flooring substrate is exposed, then resident may be unable to fully utilize a feature of their home that is expected to be provided and maintained as part of their rent.
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If flooring substrate is exposed, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If flooring substrate is exposed, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If flooring substrate is exposed, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.



#### INSPECTION PROCESS:

	OBSERVATION:	- Look down and observe if substrate is exposed on $10\%$ or more of the floor area within each room.
	REQUEST FOR HELP:	- None
	Action:	<ul> <li>Measure the exposed area within each room.</li> <li>Determine total percentage of exposed area within each room.</li> </ul>
	More Information:	- None
Tools or E	QUIPMENT:	
	Required:	- Distance measuring device
	USEFUL:	- None



Deficiency 2 — Unit:		FLOOR COVERING IS CURLING, BUCKLING, OR BULGING				
EFICIENCY	Criteria:	Any portio	n of the floor covering is curled, buckling, o	r bulging, resulting in a ¾-inch deviation in elevation.		
		OR				
		Any portio	n of the floor covering is curled, buckling, o	r bulging, resulting in a 2-inch horizontal separation.		
EALTH AN	d Safety Determination:	Standard	This is a standard health and s deficiency should occur within 3	afety issue. A repair, correction, or act of abatement for this 0 days.		
ORRECTION	n Timeframe:	Within 30				
	RRECTION TIMEFRAME:	Within 30	•			
ATIONALE:						
Code	CATEGORY	Түре	DESCRIPTION	Explanation		
R2	Safety	Direct	Resident could be injured because of this condition.	If floor covering is curled, buckling, or bulging, then residen may be exposed to a trip hazard.		
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If floor covering is curled, buckling, or bulging, then residen will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.		
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If floor covering is curled, buckling, or bulging, then this wil likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.		
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If floor covering is curled, buckling, or bulging, and it is occurring across a significant portion of the property, then i may result in a capital cost expenditure to repair the defect		
NSPECTION	Process:					
	OBSERVATION:	- Look dow	n and identify if any portion of the floor co	vering is curled, buckling, or bulging.		
	REQUEST FOR HELP:	- None				
	Action:	- Measure a	any portion of the floor covering that is curl	ed, buckling, or bulging.		
	More Information:	- None				



## TOOLS OR EQUIPMENT:

<b>R</b> EQUIRED:	- Distance measuring device
USEFUL:	- None



DEFICIENCY 2 — INSIDE:		FLOOR COVERING IS CURLING, BUCKLING, OR BULGING				
EFICIENCY	Criteria:	Any portio	n of the floor covering is curled, buckling, o	or bulging, resulting in a ¾-inch deviation in elevation.		
		OR				
		Any portio	n of the floor covering is curled, buckling, o	or bulging, resulting in a 2-inch horizontal separation.		
ÍEALTH AN	d Safety Determination:	Standard	This is a standard health and s deficiency should occur within 3	afety issue. A repair, correction, or act of abatement for this O days		
ORRECTION	N TIMEFRAME:	Within 30	•	· · · · · · · · · · · · · · · · · · ·		
	RRECTION TIMEFRAME:	Within 30	•			
ATIONALE:						
Code	CATEGORY	Түре	DESCRIPTION	Explanation		
R2	Safety	Direct	Resident could be injured because of this condition.	If floor covering is curled, buckling, or bulging, then resident may be exposed to a trip hazard.		
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If floor covering is curled, buckling, or bulging, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.		
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If floor covering is curled, buckling, or bulging, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.		
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If floor covering is curled, buckling, or bulging, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.		
NSPECTION	Process:					
	OBSERVATION:	- Look dow	n and identify if any portion of the floor co	vering is curled, buckling, or bulging.		
	REQUEST FOR HELP:	- None				
	Action:	- Measure a	any portion of the floor covering that is curl	ed, buckling, or bulging.		
	More Information:		<ul> <li>Measure any portion of the floor covering that is curled, buckling, or bulging.</li> <li>None</li> </ul>			



## TOOLS OR EQUIPMENT:

REQUIRED:	- Distance measuring device
USEFUL:	- None



Deficiency Criteria:		Subfloor is bowing, bulging, buckling, sagging, or misaligned within any room.				
		OR				
		More than	10% of floor area is not attached to subflo	oor or floor joists within any room.		
EALTH AND	D SAFETY DETERMINATION:	Standard	This is a standard health and s deficiency should occur within 3	afety issue. A repair, correction, or act of abatement for this 0 days.		
Correction Timeframe:		Within 30	days			
CV — C0	RRECTION TIMEFRAME:	Within 30	days			
TIONALE:						
Code	CATEGORY	Түре	DESCRIPTION	Explanation		
R2	Safety	Direct	Resident could be injured because of this condition.	If subfloor is bowing, buckling, or bulging, then resident may be exposed to a trip hazard.		
MI	Corrective Maintenance	Indirect	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If subfloor is bowing, buckling, or bulging, and it is in a location the resident normally accesses, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.		
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If subfloor is bowing, buckling, or bulging, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.		
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If subfloor is bowing, buckling, or bulging, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.		
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If subfloor is bowing, buckling, or bulging, then it may indicate presence of a structural failure.		
SPECTION	Process:					
	Observation:	- Identify a	the floor surface. Iny areas where subfloor is bowing, bulging, at flooring failure is possible.	buckling, sagging, or is no longer aligned horizontally to the		
		extent th	and the second s			



Action:	- Measure any portion of the subfloor that is bulging, buckling, or sagging.	
More Inform	ion: - Note: Some surface abnormalities may indicate the presence of this defect (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.). However, the surface abnormalities alone do not constitute a defect under this standard.	
Tools or Equipment:		
Required:	- None	
USEFUL:	- Distance measuring device	



Deficiency Criteria:		Subfloor is bowing, bulging, buckling, sagging, or misaligned within any room.				
		OR				
		More than	10% of floor area is not attached to subflo	oor or floor joists within any room.		
Health and Safety Determination: Correction Timeframe:		Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.				
		Within 30				
ICV — Co	rrection Timeframe:	Within 30 days				
ATIONALE:						
Code	CATEGORY	Түре	DESCRIPTION	Explanation		
R2	Safety	Direct	Resident could be injured because of this condition.	If subfloor is bowing, buckling, or bulging, then resident may be exposed to a trip hazard.		
MI	Corrective Maintenance	Indirect	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If subfloor is bowing, buckling, or bulging, and it is in a location the resident normally accesses, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.		
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If subfloor is bowing, buckling, or bulging, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.		
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If subfloor is bowing, buckling, or bulging, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.		
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If subfloor is bowing, buckling, or bulging, then it may indicate presence of a structural failure.		
ISPECTION	Process:					
	OBSERVATION:	- Identify a	he floor surface. ny areas where subfloor is bowing, bulging, at flooring failure is possible.	buckling, sagging, or is no longer aligned horizontally to the		
		- None	0			



	Action: -	Measure any portion of the subfloor that is bulging, buckling, or sagging.
	More Information: -	Note: Some surface abnormalities may indicate the presence of this defect (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.). However, the surface abnormalities alone do not constitute a defect under this standard.
Tools or Equ	JIPMENT:	
	Required: -	None
	USEFUL: -	Distance measuring device



## Deficiency 4 - Unit: Subfloor has presence of decay

DEFICIENCY CRITERIA:		RIA: Greater than one (1) square foot of rot or spongy flooring is present.				
Health an	D SAFETY DETERMINATION:	Standard	This is a standard health and s deficiency should occur within 31	afety issue. A repair, correction, or act of abatement for this O days.		
Correctio	n Timeframe:	Within 30	days			
HCV — Co	DRRECTION TIMEFRAME:	Within 30	days			
Rationale: Code	Category	Түре	Description	Explanation		
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If subfloor has presence of decay, then it may harbor pathogens, mold, mildew, dust or allergens, thereby impacting the resident's physical health.		
R2	Safety	Indirect	Resident could be injured because of this condition.	If subfloor has presence of decay, and the flooring is unstable, then resident may fall through the floor.		
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order	If subfloor has presence of decay, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.		

			management to prioritize a work order response to fix that deficiency.	complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If subfloor has presence of decay, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If subfloor has presence of decay, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the defect.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If subfloor has presence of decay, then it may indicate presence of a structural failure.

#### INSPECTION PROCESS:

Observation:	<ul> <li>Look for surface abnormalities that may indicate the presence of this defect (e.g. lifting tiles, hardwood cupping, linoleum bubbling, etc.).</li> <li>Look for holes in the subfloor.</li> </ul>
REQUEST FOR HELP:	- None



Action:	Walk the floor feeling for areas of unstable, bouncing, or spongy floor.				
More Informa	tion: - This defect is most commonly found in or around tub or shower enclosures, toilets, entry doors.				
Tools or Equipment:					
Required:	- Distance measuring device				
USEFUL:	- None				



# Deficiency 4 - Inside: Subfloor has presence of decay

Deficiency Criteria:	Greater than one (1) square foot of rot or spongy flooring is present.			
Health and Safety Determination:	Standard	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.		
CORRECTION TIMEFRAME:	Within 30 days			
HCV — CORRECTION TIMEFRAME:	Within 30 days			

#### RATIONALE:

Code	CATEGORY	Туре	DESCRIPTION	Explanation
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If subfloor has presence of decay, then it may harbor pathogens, mold, mildew, dust or allergens, thereby impacting the resident's physical health.
R2	Safety	Indirect	Resident could be injured because of this condition.	If subfloor has presence of decay, and the flooring is unstable, then resident may fall through the floor.
MI	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If subfloor has presence of decay, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.
12	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If subfloor has presence of decay, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If subfloor has presence of decay, and it is occurring across significant portion of the property, then it may result in a capital cost expenditure to repair the defect.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If subfloor has presence of decay, then it may indicate presence of a structural failure.

Observation:	<ul> <li>Look for surface abnormalities that may indicate the presence of this defect (e.g. lifting tiles, hardwood cupping, linoleum bubbling, etc.).</li> <li>Look for holes in the subfloor.</li> </ul>
REQUEST FOR HELP:	- None



Action:	Walk the floor feeling for areas of unstable, bouncing, or spongy floor.				
More Informa	tion: - This defect is most commonly found in or around tub or shower enclosures, toilets, entry doors.				
Tools or Equipment:					
Required:	- Distance measuring device				
USEFUL:	- None				



# SUMMARY OF CHANGES

TITLE:	FLOOR, FLOOR COVERING, AND FLOOR FINISH
VERSION:	VI.3
DATE PUBLISHED:	7/31/20

Field		Change	Version	Date					
Overall Formatting Definition Purpose Common Materials Common Components Location More Information		Complete rework of document format and layout	VI.3	2020-07-31					
		Revised definition         Field added         Revised common materials         Revised common components         Revised inspectable locations         Field added	VI.3 VI.3 VI.3 VI.3 VI.3 VI.3 VI.3	2020-07-31 2020-07-31 2020-07-31 2020-07-31 2020-07-31 2020-07-31					
					Deficiency I		Consolidated previous Deficiency I and 2 Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
					Title		Revised title; added inspectable locations		
					Deficienc	y Criteria	Revised deficiency criteria		
					Health ar	nd Safety Determination	Added standardized description		
					Correctio	n Timeframe	Field added; response input as "Within 30 days"		
HCV — Co	prrection Timeframe	Field added; response input as "Within 30 days"							
Rationale	2	Revised rationale categories, types, and explanations; added standardized codes and descriptions							
Inspectio	n Process	Revised observation, request for help, action, and more information							
Tools or E	Equipment	Field added to deficiency; response revised							
Deficiency 2		Previously Deficiency 3 Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31					
Title		Revised title; added inspectable locations							
Deficienc	y Criteria	Revised deficiency criteria							
Health ar	nd Safety Determination	Added standardized description							



Copy Edits		Updated following in-house review and public comment	VI-2	2019-12-26
Rationales Health and Safety Determinations		Updated following in-house review and public comment	VI-2	2019-12-26
]	Fools or Equipment	Field added to deficiency		
	nspection Process	Added observation, request for help, action, and more information		
	Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
}	HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
(	Correction Timeframe	Field added; response input as "Within 30 days"		
	Health and Safety Determination	Added "Standard" determination; added standardized description		
[	Deficiency Criteria	Added deficiency criteria		
]	- Title	Added title; added inspectable locations		
Deficiency 4		Added by inspectable locations $-$ Unit and Inside	VI.3	2020-07-31
]	Tools or Equipment	Field added to deficiency		
	nspection Process	Added observation, request for help, action, and more information		
[	Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
ł	HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
(	Correction Timeframe	Field added; response input as "Within 30 days"		
l	Health and Safety Determination	Added "Standard" determination; added standardized description		
[	Deficiency Criteria	Added deficiency criteria		
]		Added title; added inspectable locations		
Deficiency	3	Added by inspectable locations — Unit and Inside	VI.3	2020-07-31
1	Fools or Equipment	Field added to deficiency; response revised		
	nspection Process	Revised observation, request for help, action, and more information		
I	Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
ł	HCV — Correction Timeframe	Field added; response input as "Within 30 days"		