

Floor Covering and Finish Version 1-2

Definition: covering material used to protect the floor substrate and that provides a comfortable, replaceable, cleanable and sanitary surface for use.

Name None
Variants:

Most Common Materials: ceramic, carpet, concrete, wood, vinyl, paint, stain, foam, cork, rubber, carpet fibers (nylon, polyester, wool).

Most Common Components: floor sheathing, insulation, grout, bonding agent, tiles, carpet, hardwood flooring, stain, underlayment, padding.

Location & Inspection of Floor Covering and Finish

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	length measuring device
	Required:	None

Common Locations:	Unit/Inside:	dining rooms, living rooms, kitchens, bathrooms, bedrooms, closets, hallways or other interior spaces.
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How to Locate:	Visual Observation:	Look down at floor covering in all interior spaces.
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Possible Deficiencies:	Deficiency 1:	Floor covering is missing (entire room)
	Deficiency 2:	Floor substrate is exposed
	Deficiency 3:	Floor covering is curled, buckling, or bulging

Deficiency 1: Floor covering is missing (entire room)

Rationale: Health, Indirect: If the floor covering is missing, this can prevent proper cleaning if the exposed substrate is not a cleanable surface and could harbor pathogens, mold, mildew, dust or allergens.

Safety, Indirect: If the floor covering is missing, this can increase the likelihood of accident or injury due to trip hazards or splinters.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if floor coverings are missing from entire rooms and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: Visual Observation: Look down and observe if substrate is exposed on ten percent or more of the floor area for any room.

Record deficiency if: 10% or more of the floor substrate area is exposed in any room.

Deficiency 2: Floor substrate is exposed

Rationale:

Health, Indirect: If the floor substrate is exposed, this can prevent proper cleaning if the exposed substrate is not a cleanable surface and could harbor pathogens, mold, mildew, dust or allergens.

Safety, Indirect: If the floor substrate is exposed, this can increase the likelihood of accident or injury due to trip hazards or splinters.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if floor substrates are exposed and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: Visual Observation: Look down and observe if substrate is exposed on ten percent or more of the floor area for any room.

Record deficiency if: any portion of the floor covering is curled, buckling or bulging resulting in a ¼ inch deviation in elevation or 2-inch horizontal separation anywhere throughout a unit or interior area.

Deficiency 3: Floor covering is curled, buckling or bulging

Rationale: Safety, Indirect: If floor coverings are curled, buckling, or bulging, this can increase the likelihood of accident or injury due to trip hazards.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if floor coverings are curled, buckling, or bulging and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: Visual Observation: Look down and identify if any portion of the floor covering is curled, buckling or bulging anywhere throughout a unit or interior area.

Action: Measure any portion of the floor covering that is curled, buckling or bulging anywhere throughout a unit or interior area to identify a ¼ inch deviation in elevation or 2-inch horizontal separation.

Record deficiency if: any portion of the floor covering is curled, buckling or bulging resulting in a ¼ inch deviation in elevation or 2-inch horizontal separation anywhere throughout a unit or interior area.

Floor Covering and Finish, Version 1-2 (26 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.
- Copy edit