

Floor Covering and Finish

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 and 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:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of accident or injury as result of trip hazard or splinters. Prevents proper cleaning, as exposed substrate is not a cleanable surface, and could harbor mold, mildew, dust or allergens.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	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 floor covering is present for the entire room.
Record deficiency if:	floor covering is missing throughout an entire room or area.	

Deficiency 2: Floor substrate is exposed

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of accident or injury as result of trip hazard or splinters. Prevents proper cleaning, as exposed substrate is not a cleanable surface, and could harbor mold, mildew, dust, or allergens.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	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 3: Floor covering is curled, buckling or bulging

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of accident or injury as result of trip hazard or splinters.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard: or	This is a standard health and safety issued requiring a correction, remedy, 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch deviation in elevation or 2-inch horizontal separation anywhere throughout a unit or interior area.	