

**TITLE:** FLOOR COVERING AND FINISH  
**VERSION:** V2.2  
**DATE PUBLISHED:** 06/23/22

**DEFINITION:** Floor: Lower surface of a room.  
Floor Covering or Floor Finish: Any surface material applied over a floor structure to provide a walking surface (e.g., tile, carpet, concrete, wood, vinyl, sealant, paint, stain).

**PURPOSE:** Floor: A horizontal lower surface of a room used to walk on and may separate levels.  
Floor Covering or Floor Finish: Protects the surface of the substrate and provides cleanable or sanitary surface.

**COMMON COMPONENTS:** Carpet fibers (e.g., nylon, polyester, wool); Insulation; Grout; Bonding agent; Tiles; Carpet; Hardwood flooring; Stain; Underlayment; Padding

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, or other unit spaces
<input checked="" type="checkbox"/>	Inside	Dining room, living room, kitchen, bathroom, closet, hallway, or other common spaces
<input type="checkbox"/>	Outside	None

**MORE INFORMATION:**

- Within an unfinished basement, bare concrete floors are acceptable.
- Within a unit or inside location regularly utilized by a resident, then polished or painted concrete floors are acceptable. However, bare concrete floors are not acceptable within these locations.

**DEFICIENCY 1:** Floor substrate is exposed.  
**LOCATION:**  Unit  Inside

**DEFICIENCY 2:** Floor covering is curling, buckling, bulging, or separating.  
**LOCATION:**  Unit  Inside

**DEFICIENCY 3:** Subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached.  
**LOCATION:**  Unit  Inside

**DEFICIENCY 4:** Subfloor has presence of decay.  
**LOCATION:**  Unit  Inside

DEFICIENCY I — UNIT: FLOOR SUBSTRATE IS EXPOSED.

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DEFICIENCY CRITERIA: 10% or more of the floor substrate area is exposed in any room.

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

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INSPECTION PROCESS:

OBSERVATION: - Look down to identify exposed substrate on any area of the floor within each room.

REQUEST FOR HELP: - None

ACTION: - Measure the exposed area within each room.  
- Determine the total percentage of the exposed area within each room.

MORE INFORMATION: - None

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**DEFICIENCY I — INSIDE: FLOOR SUBSTRATE IS EXPOSED.**

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**DEFICIENCY CRITERIA:** 10% or more of the floor substrate area is exposed in any room.

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**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

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**INSPECTION PROCESS:**

**OBSERVATION:** - Look down to identify exposed substrate on any area of the floor within each room.

**REQUEST FOR HELP:** - None

**ACTION:** - Measure the exposed area within each room.  
- Determine the total percentage of the exposed area within each room.

**MORE INFORMATION:** - None

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**DEFICIENCY 2 — UNIT:** FLOOR COVERING IS CURLING, BUCKLING, BULGING, OR SEPARATING.

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**DEFICIENCY CRITERIA:** Any portion of the floor covering is curling, buckling, or bulging, resulting in a 3/4-inch deviation in elevation.  
OR  
Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.

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**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

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**INSPECTION PROCESS:**

**OBSERVATION:** - Look down and identify if any portion of the floor covering is curling, buckling, or bulging.

**REQUEST FOR HELP:** - None

**ACTION:** - Measure any portion of the floor covering that is curling, buckling, or bulging.

**MORE INFORMATION:** - None

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**DEFICIENCY 2 — INSIDE: FLOOR COVERING IS CURLING, BUCKLING, BULGING, OR SEPARATING.**

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**DEFICIENCY CRITERIA:** Any portion of the floor covering is curling, buckling, or bulging, resulting in a 3/4-inch deviation in elevation.  
OR  
Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.

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**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

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**INSPECTION PROCESS:**

**OBSERVATION:** - Look down and identify if any portion of the floor covering is curling, buckling, or bulging.

**REQUEST FOR HELP:** - None

**ACTION:** - Measure any portion of the floor covering that is curling, buckling, or bulging.

**MORE INFORMATION:** - None

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**DEFICIENCY 3 — UNIT:** SUBFLOOR IS BOWING, BUCKLING, BULGING, SAGGING, MISALIGNED, OR NOT ATTACHED.

**DEFICIENCY CRITERIA:** Subfloor is bowing, buckling, bulging, sagging, or misaligned within any room.  
 OR  
 More than 10% of the floor area is not attached to the subfloor or floor joists within any room.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the floor surface.
  - Identify any areas where the subfloor is bowing, bulging, buckling, sagging, or is no longer aligned horizontally to the extent that flooring failure is possible.
- REQUEST FOR HELP:** - None
- 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 deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.); however, the surface abnormalities alone do not constitute a deficiency under this standard.

**DEFICIENCY 3 — INSIDE:** SUBFLOOR IS BOWING, BUCKLING, BULGING, SAGGING, MISALIGNED, OR NOT ATTACHED.

**DEFICIENCY CRITERIA:** Subfloor is bowing, bulging, buckling, sagging, or misaligned within any room.  
 OR  
 More than 10% of the floor area is not attached to the subfloor or floor joists within any room.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the floor surface.
  - Identify any areas where the subfloor is bowing, bulging, buckling, sagging, or is no longer aligned horizontally to the extent that flooring failure is possible.
- REQUEST FOR HELP:** - None
- 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 deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.); however, the surface abnormalities alone do not constitute a deficiency under this standard.

**DEFICIENCY 4 — UNIT:** SUBFLOOR HAS PRESENCE OF DECAY.

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**DEFICIENCY CRITERIA:** Greater than 1 square foot of rot or spongy flooring is present.

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**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

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**INSPECTION PROCESS:**

**OBSERVATION:**

- Look for surface abnormalities that may indicate the presence of this deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.).
- Look for holes in the subfloor.

**REQUEST FOR HELP:** - None

**ACTION:** - Walk the floor, feeling for areas of unstable, bouncing, or spongy floor.

**MORE INFORMATION:** - This deficiency is commonly found in or around tub or shower enclosures, toilets, and entry doors.

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**DEFICIENCY 4 — INSIDE: SUBFLOOR HAS PRESENCE OF DECAY.**

**DEFICIENCY CRITERIA:** Greater than 1 square foot of rot or spongy flooring is present.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HC CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for surface abnormalities that may indicate the presence of this deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.).
  - Look for holes in the subfloor.
- REQUEST FOR HELP:** - None
- ACTION:** - Walk the floor, feeling for areas of unstable, bouncing, or spongy floor.
- MORE INFORMATION:** - This deficiency is commonly found in or around tub or shower enclosures, toilets, and entry doors.

**SUMMARY OF CHANGES**

**TITLE:** FLOOR COVERING AND FINISH  
**VERSION:** V2.2  
**DATE PUBLISHED:** 06/23/22

FIELD	CHANGE	VERSION	DATE
----	<b>Abbreviated published version</b>	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 1</b>		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate"		
<b>Deficiency 2</b>		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate"		
<b>Deficiency 3</b>		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate"		
<b>Deficiency 4</b>		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to "Moderate"		
----	<b>Copyedits</b>	2.1	2021-04-02
<b>Title</b>	<b>Copyedits</b>	V2.0	2020-10-28
<b>Deficiency 1</b>		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		

<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copy edits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copy edits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Tools or Equipment	Revised response		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Consolidated previous Deficiency 1 and 2 Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		

Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 2</b>	<b>Previously Deficiency 3 Separated by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 3</b>	<b>Added by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 4</b>	<b>Added by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		

Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Rationales</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Health and Safety Determinations</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Copy Edits</b>	<b>----</b>	<b>VI-2</b>	<b>2019-12-26</b>