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

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**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:**  
- Unit: Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, or other unit spaces  
- Inside: Dining room, living room, kitchen, bathroom, closet, hallway, or other common spaces  
- 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.

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**DEFICIENCY 1:** Floor substrate is exposed.  
**LOCATION:** Unit \(\checkmark\) Inside \(\checkmark\)

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

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

**DEFICIENCY 4:** Subfloor has presence of decay.  
**LOCATION:** Unit \(\checkmark\) Inside \(\checkmark\)
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:** 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 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
**DEFICIENCY 1 — INSIDE:**  
**Floor substrate is exposed.**

<table>
<thead>
<tr>
<th>DEFICIENCY CRITERIA:</th>
<th>10% or more of the floor substrate area is exposed in any room.</th>
</tr>
</thead>
</table>

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

DEFICIENCY CRITERIA: Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¾-inch deviation in elevation. OR Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.

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 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
DEFICIENCY 2 — INSIDE: **Floor covering is curling, buckling, bulging, or separating.**

**DEFICIENCY CRITERIA:**
- Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¾-inch deviation in elevation.
- OR
- Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.

**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

**INPECTION 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
## 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.**

**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

**HCV 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.
**Deficiency 4 — Inside:** **Subfloor has presence of decay.**

<table>
<thead>
<tr>
<th>Deficiency Criteria:</th>
<th>Greater than 1 square foot of rot or spongy flooring is present.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health and Safety Determination:</td>
<td>Moderate</td>
</tr>
<tr>
<td>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.</td>
<td></td>
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<td>Correction Timeframe:</td>
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</tr>
<tr>
<td>HCV Pass / Fail:</td>
<td>Fail</td>
</tr>
<tr>
<td>HC Correction Timeframe:</td>
<td>30 days</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Field</th>
<th>Change</th>
<th>Version</th>
<th>Date</th>
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<tbody>
<tr>
<td>-----</td>
<td>Abbreviated published version</td>
<td>V2.2</td>
<td>2022-06-23</td>
</tr>
<tr>
<td>-----</td>
<td>Name Variants</td>
<td>Removed from published version</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>Common Materials</td>
<td>Removed from published version</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>Rationale</td>
<td>Removed from published version</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>Tools or Equipment</td>
<td>Removed from published version</td>
<td></td>
</tr>
</tbody>
</table>
| Deficiency 1 | Health and Safety Determination | Unit: Relabeled from “Standard” to “Moderate”  
Inside: Relabeled from “Standard” to “Moderate” | V2.2 | 2022-06-23 |
| Deficiency 2 | Health and Safety Determination | Unit: Relabeled from “Standard” to “Moderate”  
Inside: Relabeled from “Standard” to “Moderate” | V2.2 | 2022-06-23 |
| Deficiency 3 | Health and Safety Determination | Unit: Relabeled from “Standard” to “Moderate”  
Inside: Relabeled from “Standard” to “Moderate” | V2.2 | 2022-06-23 |
| Deficiency 4 | Health and Safety Determination | Unit: Relabeled from “Standard” to “Moderate”  
Inside: Relabeled from “Standard” to “Moderate” | V2.2 | 2022-06-23 |
| ----- | Copy edits | 2.1 | 2021-04-02 |
| Title | Copy edits | V2.0 | 2020-10-28 |
| Deficiency 1 | Health and Safety Determination | Added standardized description | V2.0 | 2020-10-28 |
| HCV Pass / Fail | Field added; response input as “Fail” |        |        |
| Rationale | Copy edits |        |        |
Deficiency 2

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deficiency Criteria</td>
<td>Copy edits</td>
</tr>
<tr>
<td>Health and Safety Determination</td>
<td>Added standardized description</td>
</tr>
<tr>
<td>HOV Pass / Fail</td>
<td>Field added; response input as “Fail”</td>
</tr>
<tr>
<td>Rationale</td>
<td>Copy edits</td>
</tr>
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Deficiency 3

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Title</td>
<td>Copy edits</td>
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<td>Health and Safety Determination</td>
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<tr>
<td>Rationale</td>
<td>Copy edits</td>
</tr>
<tr>
<td>Tools or Equipment</td>
<td>Revised response</td>
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Deficiency 4

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health and Safety Determination</td>
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<td>Copy edits</td>
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</table>

Overall Formatting

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Formatting</td>
<td>Complete rework of document format and layout</td>
</tr>
<tr>
<td>Definition</td>
<td>Revised definition</td>
</tr>
<tr>
<td>Purpose</td>
<td>Field added</td>
</tr>
<tr>
<td>Common Materials</td>
<td>Revised common materials</td>
</tr>
<tr>
<td>Common Components</td>
<td>Revised common components</td>
</tr>
<tr>
<td>Location</td>
<td>Revised inspectable locations</td>
</tr>
<tr>
<td>More Information</td>
<td>Field added</td>
</tr>
<tr>
<td>Deficiency 1</td>
<td>Consolidated previous Deficiency 1 and 2</td>
</tr>
<tr>
<td>Separated by inspectable locations — Unit and Inside</td>
<td>V1.3 2020-07-31</td>
</tr>
</tbody>
</table>

Title

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<tr>
<th>Item</th>
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<tbody>
<tr>
<td>Title</td>
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<tr>
<td>Deficiency Criteria</td>
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</tr>
<tr>
<td>Health and Safety Determination</td>
<td>Added standardized description</td>
</tr>
</tbody>
</table>
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

Deficiency 2  
Previously Deficiency 3  
Separate by inspectable locations — Unit and Inside

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

Deficiency 3  
Added by inspectable locations — Unit and Inside

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

Deficiency 4  
Added by inspectable locations — Unit and Inside

Title  
Added title; added inspectable locations

Deficiency Criteria  
Added deficiency criteria
<table>
<thead>
<tr>
<th>Health and Safety Determination</th>
<th>Added “Standard” determination; added standardized description</th>
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<tr>
<td>Rationales</td>
<td>Updated following in-house review and public comment</td>
</tr>
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V1-2  2019-12-26