

# Kenneth J. Frango

For All of Your Floor Covering Needs  
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Independent Flooring Inspection Service  
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AZ ROC 108-590

FLOORING INSPECTION REPORT

## PERTINENT INFORMATION

Report Date: 05-13-05

Commissioning Party information: <b>Mr. Scott Gruber</b> <b>4250 N. 35<sup>th</sup> Street</b> <b>Phoenix, AZ 85018-4706</b> <b>602-790-3287</b>	Consumer and address of inspection: Same as commissioning party.
Reported By: Mr. Gruber	Flooring Type: Plastic Laminate
Manufacturer: Sequoia	Installation type: Floating
Invoice or reference #:	Approximate age of flooring: 3 - 6 months
Inspection date: 04-29-05	Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/>

## CUSTOMER'S CONCERNS

**Areas to Inspect:** Great Room  Living Room  Dining Room  Master Bedroom  Children's bedroom   
Nursery  Guest Bedroom  Hall  Closet  Den/Family Room  Kitchen  Pantry  Basement   
Laundry Room  Full Bath  1/2 Bath  Vanity  Water Closet  Office  Foyer  Computer Room   
Playroom  Other

**Description of reported concern:** Various issues including, but not limited to:  
Door molding damage, baseboard damage, misuse of filler and adjacent surface contamination, improper end joint spacing throughout the 1175 square foot installation, soft spots, flooring cut short in various areas, toilet improperly installed causing water damage of bathroom floor, reducers and transitions cut short, unfinished in areas including at spice cabinet, chipped and damaged boards, glued down floor, small end boards, poorly finished to tub.

## INSPECTOR'S OBSERVATION & DESCRIPTION OF ENCOUNTER

8mm thick, glue-less, floating floor with attached underlayment installed throughout areas indicated above. Failure to maintain minimum recommended distances (20cm) between adjacent plank end joints are apparent through- out floor. Some as close at 4mm.

Wood door jams and casings were not undercut dictating an abnormal use of caulk filler, resulting in contamination of adjacent surfaces (walls & carpets). Floor should go under doorjamb, not around. Baseboards didn't cover short cut areas.

Careful attention to substrate flatness was not followed, lending to excessive vertical movement of the flooring. This will inevitably cause the flooring's locking mechanism to prematurely fail and the floor to separate as the floor is used normally.

Open end joints are numerous in all areas. Some are due to poor substrate preparation; others are due to inattentiveness to installation detail. Moldings, trims and transitions are cut short, finished off improperly and/or poorly positioned.

The bathroom floor has suffered water damage and has been cut short of baseboard trim. Chipped and damaged planks have been installed.

Standard layout procedures weren't followed resulting in abnormally short end plank cuts in high traffic areas.

A peculiar technique of removing door casings to cut them shorter was applied, resulting in damage to the woodwork left unrepaired. This is usually an indication that the installer didn't have the proper tools or knowledge of standard and proper installation techniques.

View job site photographs on the web at- <http://kennethjfrango.com/inspection/gruber.html>

## INSPECTOR'S CONCLUSION & RECOMMENDATIONS

All concerns are valid and installation related. No manufacturing problems were detected. Improper installation techniques, poor workmanship and insufficient product knowledge resulted in a finished product that is apparently below acceptable manufacturer's tolerances and is inexplicably well beyond aesthetically unpleasant. The costs to repair and or salvage this floor would be in excess of the replacement cost.