

Kenneth J. Frango

For All of Your Floor Covering Needs
10036 N. 57th Dr. Glendale, AZ 85302-1327
Ph 623-915-1760 / Fax 623-915-0158
Email kenfrango@kennethjfrango.com

Independent Flooring Inspection Service
CFI Master II Certified Installer 6126
AFS Trained Color Blender
www.kennethjfrango.com
AZ ROC 108-590

FLOORING INSPECTION REPORT

PERTINENT INFORMATION

Report Date: 12/5/2003

Commissioning Party information:	Consumer and address of inspection: Same as Commissioning party
Reported By: Jamie Sickles	Flooring Type: Solid Hardwood
Manufacturer: unknown	Installation type: Mechanically Fastened (staple/nail)
Invoice or reference #: 313157	Approximate age of flooring: 12 -18 months
Inspection date: 12-04-03	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: Numerous gaps between boards of site finished solid hardwood flooring in a large living area, adjoining small hall and closet leading to a 1/2 bath. The living area also connects to a kitchen and dining area using the same floor. Rough finish in the kitchen. Color problem in the bathroom. Exterior doors don't close properly.

INSPECTOR'S OBSERVATION & DESCRIPTION OF ENCOUNTER

The flooring problems encompass approximately 1150 square feet of solid, 3/4 inch thick, 4 inch wide maple tongue and groove, hardwood plank. Extensive shrinkage has occurred throughout the installation causing numerous gaps as wide as two millimeters. Gapping has compromised the integrity of the urethane satin finish causing scaling and flaking at the joins. The shrinkage appeared nearly one month after installation and has consequently gotten worse. The subsequent gaps have become contaminated over time with dirt from normal residential use.

The flooring system is an on grade concrete substrate, covered with a 3/4 inch thick plywood underlayment. The method used to attach the subfloor to the concrete is unknown at this time. The customer's description of the installation reveals adequate acclimation of the hardwood but no acclimation of the plywood subfloor. No documentation of moisture content percentages in the hardwood and plywood were provided to the customer at the time of installation. Also no required concrete moisture vapor emission records were presented before installation. Debris are embedded in the finish in the kitchen. A 15% shade variation in color exists between the bathroom floor and the connecting hall. No expansion space was left at crucial exterior door transitions where high levels of humidity are common. The wood movement may cause warping and cause doors to become ill fitting and non-functional.

The home is maintained at comfortable tempertaure and humidity levels. Maintenance is accomplished through normal off the shelf hardwood cleaners and swiffer mops.

Installation contractor of record is Mission Hardwood Floors ROC 147142

INSPECTOR'S CONCLUSION & RECOMMENDATIONS

Due to the excessive shrinking of the hardwood floor a permanent and unacceptable gapping condition has occurred leaving the floor unsightly and aesthetically offensive. The gaps may very well be harboring bacteria that have the potential to be a health risk to people and pets occupying the residence. In all probability the acclimated (dry) hardwood absorbed the moisture from the unacclimated fresh and essentially green plywood causing the hardwood to expand and provide an otherwise tight and gap free installation. The applied finish curbed the drying process somewhat but eventually the floor shrunk to this acclimated and permanent condition. Shrinkage to this extent is not a repairable condition and warrants full replacement of the finished flooring.

Pictures and descriptions of the floor may be viewed on the web at-
<http://floormagic.biz/inspection/sickles-wood-floor-inspection.htm>