

Cabinet Floor Repair

SERVICE COMPLETION REPORT AND PHOTO RECORD

CLIENT	Residential client	TIME ON SITE	9:20 AM to 2:07 PM
PROPERTY		JOB REFERENCE	ANC-2026-0806-01
LOCATION	Utility room, sink base cabinet	PERFORMED BY	Anchor Property Services Company
DATE OF SERVICE	August 6, 2026	PHOTOS ON FILE	17

1. Summary

The failed section of the sink base cabinet floor was removed and replaced. A support cleat was installed to carry the new panel, a new plywood section was set flush to the surrounding floor, and a protective liner was installed across the cabinet base. Rodent nesting and entry points were discovered during the work, documented, cleared, and sealed. The cabinet was cleaned, contents returned, and the area left in service.

PLEASE READ SECTION 5

Active rodent nesting and a deceased rodent were found beneath the cabinet floor during this work. Sealing was performed as an immediate measure, but this finding warrants a follow up by a licensed pest control operator. See Section 5 for the full recommendation.

2. Condition Found

On arrival the sink base cabinet floor was water damaged across a broad area, with swelling, surface staining, and loss of integrity concentrated at the rear of the cabinet adjacent to the drain line. Stored contents were sitting directly on the damaged surface. See photos 1 through 7.

- Water staining and surface deterioration across the cabinet floor panel.
- Structural failure of the panel at the rear section, near the drain line.
- Loose debris and particulate across the floor surface.
- Open gaps at the wall and pipe penetration at floor level.

3. Significant Finding: Rodent Activity

Once the failed section was cut and lifted, two separate rodent nesting sites were exposed in the void beneath the cabinet floor. A deceased rodent was present at the second site. This condition was not visible before the panel was opened and could not have been identified from the surface. See photos 8, 9, and 10.

- Two distinct nesting sites with accumulated nesting material beneath the cabinet floor panel.

- One deceased rodent recovered from beneath the panel.
- Entry gaps identified at the wall and at the pipe penetration at floor level.
- All nesting material and debris was removed from the property. The exposed cavity was vacuumed out before any new material was installed. See photos 11 and 12.
- Entry points were sealed with expanding foam as an immediate measure.

4. Work Performed

1. Work area protected. Cabinet doors removed and contents cleared and staged.
2. Existing cabinet floor assessed and the failed area identified.
3. A 24 inch by 13 inch section of the failed floor panel was cut out and removed.
4. Rodent nesting material and one deceased rodent were discovered beneath the panel, documented, and removed from the property.
5. Exposed cavity vacuumed out and cleared of loose debris.
6. Rodent entry points at the wall and pipe penetration sealed with expanding foam.
7. A 1x2 support cleat was installed to carry the new panel at the cut edge.
8. A new plywood section was cut to fit, installed on the cleat, and set flush with the surrounding cabinet floor.
9. A protective liner was installed across the cabinet base using rubber sheet material supplied by the client.
10. Baseboard at the cabinet toe kick was reattached.
11. Cabinet doors rehung, contents returned, work area cleaned, and debris removed from the property.

5. Observations and Recommendations

The following items are outside the work performed today. They are documented here for your record so you can decide how you would like to proceed.

RODENT ACTIVITY, RECOMMENDED FOLLOW UP

- Two nesting sites and a deceased rodent indicate established activity, not a single incident. We recommend an inspection by a licensed pest control operator to locate the full entry path and check for additional nesting elsewhere in the structure.
- Expanding foam closes the gap and stops airflow, but rodents can chew through it over time. A durable seal packs the void with copper mesh or stainless steel wool before foaming. We recommend this be done at the sealed locations.
- The cavity was vacuumed out but was not sanitized or treated. It is now covered by the new panel. We recommend sanitizing be addressed by the pest control operator at the time of inspection.
- We recommend the stored contents that were sitting in the cabinet be wiped down before continued use.

REMAINING ORIGINAL CABINET FLOOR

- This was a partial repair. The original particle board floor remains in place outside the 24 by 13 inch replaced section. That material has prior water exposure and may continue to deteriorate.
- Full replacement of the cabinet floor can be quoted separately if you would like it addressed.

PROTECTIVE LINER

- The rubber sheet installed across the cabinet base is a temporary protective barrier using material you already had on hand. It is not a sealed or finished waterproof surface and is not warranted as one. A finished, sealed cabinet floor surface can be quoted separately.

MOISTURE SOURCE

- No plumbing work was performed and no plumbing connection was disturbed. If water reappears in this cabinet, the source should be identified before any further repair is made.

6. Warranty

Anchor warrants the workmanship on the installed plywood section and support cleat for twelve months from the date of service. This warranty does not extend to the remaining original cabinet floor material, the client supplied rubber liner, the effectiveness of rodent exclusion over time, or any damage arising from a water source that has not been identified and corrected.

7. Photo Record

Seventeen photographs were taken during this service, timestamped and retained on file. Copies are available on request.

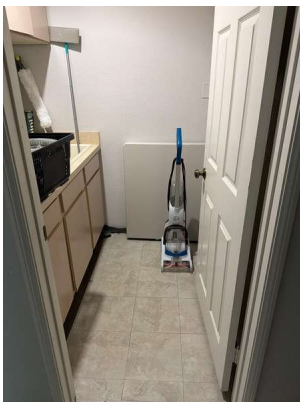


PHOTO 1 9:20 AM

Utility room before work. Contents and appliances in place.



PHOTO 2 9:21 AM

Cabinet interior before work. Stored contents sitting directly on the damaged floor.



PHOTO 3 9:22 AM

Starting condition of the cabinet floor. Water staining, swelling, and surface debris.



PHOTO 4 9:22 AM

Full cabinet run before removal of contents.



PHOTO 5 9:49 AM

Doors removed and cabinet cleared for access.



PHOTO 6 9:49 AM

Cabinet interior cleared, showing the extent of staining across the floor panel.



PHOTO 7 9:49 AM

Failed section at the rear of the cabinet, adjacent to the drain line.



PHOTO 8 9:56 AM

Rodent nesting material found beneath the floor panel at the first cut.



PHOTO 9 9:57 AM

Second nesting site identified beneath the panel, with a deceased rodent present.



PHOTO 10 10:02 AM

Void beneath the removed section fully exposed, showing accumulated nesting material and debris.



PHOTO 11 12:04 PM

Rodent entry points identified at the wall and pipe penetration, sealed with expanding foam.



PHOTO 12 12:05 PM

Sealed entry points after the cavity was vacuumed and cleared.



PHOTO 13 1:32 PM

New plywood section installed on a 1x2 support cleat, set flush to the surrounding floor.



PHOTO 14 1:49 PM

Protective liner installed across the cabinet base using client supplied rubber sheet.

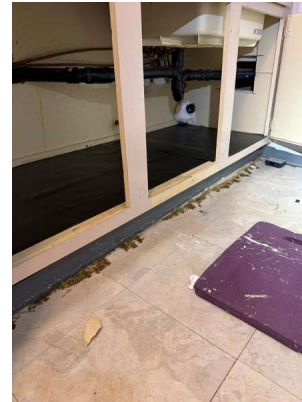


PHOTO 15 1:49 PM

Baseboard reattached at the cabinet toe kick.



PHOTO 16 2:02 PM

Contents returned to the cabinet.



PHOTO 17 2:07 PM

Completed work. Doors rehung, area cleaned, job complete.

Anchor Property Services Company, Inc. Insured. Every job documented in writing, before and after.

Held Fast. Built to Last.