

TITLE: CEILING
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: The upper interior surface of a room that provides separation between rooms, spaces, and floors.

PURPOSE: Ceilings enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room.

They have fire resistant properties and may also accommodate building services such as vents, lighting, sprinkler heads and so on, as well as being able to conceal other services such as ducts, pipes, and wiring.

NAME VARIANTS: Lid

COMMON MATERIALS: Drywall; Wood; Ceiling tiles; Metal; Plaster; Gypsum; Concrete

COMMON COMPONENTS: Joists; Noggins or struts; Lateral restraints; Insulation; Ceiling board; Coving; Grid system

LOCATION:

<input checked="" type="checkbox"/>	Unit	Upper interior surface of room
<input checked="" type="checkbox"/>	Inside	Upper interior surface of room
<input type="checkbox"/>	Outside	None

MORE INFORMATION: For the purpose of this inspection, lofted ceilings are evaluated under this standard

DEFICIENCY 1: Ceiling has unstable surface

LOCATION: Unit Inside

DEFICIENCY 2: Ceiling has hole

LOCATION: Unit Inside

DEFICIENCY 3: Ceiling has sign of structural failure

LOCATION: Unit Inside

DEFICIENCY I — UNIT: CEILING HAS UNSTABLE SURFACE

DEFICIENCY CRITERIA: Ceiling has unstable surface.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If ceiling has unstable surface, then resident could be injured by falling debris.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If ceiling has unstable surface, then a feature of the home that is expected to be provided and maintained as part of the resident's rent may be jeopardized.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If ceiling has unstable surface, then it is likely resident will report this and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look at the ceiling to identify any evidence of damaged or unstable surfaces (e.g., drywall, gypsum, or ceiling tiles missing or detached, or the presence of bubbling, deflection, loose joint tape, or loose panels).
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - Cosmetic damage is not evaluated under this defect — inspector should reference applicable item standards for (e.g., Lead-based paint, Leaks, etc.).

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY I — INSIDE: CEILING HAS UNSTABLE SURFACE

DEFICIENCY CRITERIA: Ceiling has unstable surface.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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OBSERVATION: - Look at the ceiling to identify any evidence of damaged or unstable surfaces (e.g., drywall, gypsum, or ceiling tiles missing or detached, or the presence of bubbling, deflection, loose joint tape, or loose panels).

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Cosmetic damage is not evaluated under this defect — inspector should reference applicable item standards for (e.g., Lead-based paint, Leaks, etc.).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — UNIT: CEILING HAS HOLE

DEFICIENCY CRITERIA: Hole is present that opens directly to the outside environment.

OR

Hole is present that is 2 inches or greater in diameter.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If ceiling has hole, then resident may be exposed to potentially harmful materials that may be in the space above the ceiling (e.g. weather, insulation, vermin).
R2	Safety	Indirect	Resident could be injured because of this condition.	If ceiling has hole, then it may compromise the fire stop and smoke stop properties of a ceiling. Openings (including those due to breaking, displacing, or removing ceiling tiles) can enable hot gases and smoke from a fire to rise and accumulate above detectors and sprinklers, which can delay their activation, enabling fires to rapidly grow larger before an alarm and response can occur. This has the potential to put residents at increased risk in the event of a fire.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If ceiling has hole, then resident is unable to fully rely on or utilize a feature that is expected to be provided and maintained as part of their rent.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If ceiling has hole, then it may result in the resident paying more in utility costs.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If ceiling has hole, then it is likely resident will report this and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling and identify any hole.
- Determine if hole opens directly to the outside environment.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure size of hole.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - Flashlight
-

DEFICIENCY 2 — INSIDE: CEILING HAS HOLE

DEFICIENCY CRITERIA: Hole is present that opens directly to the outside environment.

OR

Hole is present that is 2 inches or greater in diameter.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

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INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling and identify any hole.
- Determine if hole opens directly to the outside environment.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure size of hole.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - Flashlight
-

DEFICIENCY 3 — UNIT: CEILING HAS SIGN OF STRUCTURAL FAILURE

DEFICIENCY CRITERIA: There is sagging or dropping of the plasterboard sheeting and/or the cornice.

OR

There is cracking and/or small circles or blisters (nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If ceiling has sign of structural failure, then resident could be injured by failing materials.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If ceiling has sign of structural failure, then resident is unable to fully rely on or utilize a feature that is expected to be provided and maintained as part of their rent.
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M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If ceiling has sign of structural failure, then it may be costly to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If ceiling has sign of structural failure, then there may be a structural failure of the building.

INSPECTION PROCESS:

OBSERVATION: - Look at the ceiling to identify any evidence of potential structural failure.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 3 — INSIDE: CEILING HAS SIGN OF STRUCTURAL FAILURE

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INSPECTION PROCESS:

OBSERVATION: - Look at the ceiling to identify any evidence of potential structural failure.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

SUMMARY OF CHANGES

TITLE: CEILING
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “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	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	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “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	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 deficiency by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added "Ceiling has sign of structural failure" by 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	Added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-23
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-23