

Ceiling

Definition: The finished or unfinished upper interior surface of a room that provides separation between rooms, spaces, and floors

Please Note: For this inspection, lofted ceilings are included in this item

Name none

Variants:

Most Common Materials: drywall, wood, ceiling tiles, metal, plaster

Most Common Components: none

Common Components:

Location & Inspection of Ceilings

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of items components

Tools for Location & Inspection	Useful:	none
	Required:	length measuring device

Common Locations:	Unit/Inside:	ceilings
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How to Locate:	Visual Observation:	Look up in any inside area or dwelling unit.
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Possible Deficiencies:	Deficiency 1:	Ceiling has unintended hole
	Deficiency 2:	Ceiling has evidence of damage

Deficiency 1:

Ceiling has an unintended hole

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability for potential exposure to hazardous materials or vermin/insects. Increases probability that a fire will spread because ceilings have a fire rating and this defect will allow for smoke and fire to penetrate the ceiling into an above unit or roof.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at the ceiling and identify any unintended holes or openings
	Action:	Measure the dimensions of the unintended opening using a measuring device if possible or visually estimate the dimensions of the unintended opening.
	Select:	A) the unintended opening is approximately 1X1inch to 2ftX2ft B) the unintended opening is approximately 2ftX2ft to 10ftX10ft C) the unintended opening is approximately greater than 10ftX10ft
	Please Note:	For the purpose of this inspection, missing ceiling tiles are considered an unintended hole. In a building constructed before 1978, a hole of 2x2 ft or greater, not including missing ceiling tiles will require remediation using lead-safe work practices.
Record deficiency if:	ceiling has an unintended hole.	

Deficiency 2: Ceiling has evidence of damage

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases potential for mold/mildew which can cause respiratory issues.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at the ceiling and identify any evidence of damage such as peeling paint, bubbling, deflection, loose joint tape, or rust.
	Action:	Measure the dimensions of the damage using a measuring device if possible or visually estimate the dimensions of the damage.
	Select:	A) the damage is approximately 1X1 in to 2x2 ft. B) the damage is approximately 2x2 ft. to 10x10 ft. C) the damage is approximately greater than 10x10 ft.
	Please Note:	If you see a water stain or an active leak in the ceiling, record the deficiency under leaks.
Record deficiency if:	ceiling has evidence of damage.	