

Ceiling Version 1-2

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

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

Name none

Variants:

Most drywall, wood, ceiling tiles, metal, plaster

Common

Materials:

Most 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 item's 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

Rationales:

Health, Indirect: Holes in the ceiling can provide exposure (for residents) to potentially harmful materials that may be in the space above the ceiling. Holes in the ceiling can provide access into the room for vermin, which can then negatively impact resident health, including as disease vectors.

Safety, Indirect: Holes 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.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if ceilings have holes, and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: 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, is a severe health and safety concern for an unintended opening and will require remediation using lead-safe work practices.

Record deficiency if: ceiling has an unintended hole.

Deficiency 2: Ceiling has evidence of damage

Rationale: Corrective Maintenance, Indirect: It is reasonable to expect tenants to report if ceilings show extensive evidence of damage, and for facilities management to fix that damage in accordance with established maintenance plans.

Health and Safety Determination: This is not a health and safety issue. It is a condition and appearance issue and should be corrected in accordance with the property management's established maintenance plans.

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. If the building was constructed before 1978, this deficiency becomes a severe health and safety concern.

Record deficiency if: ceiling has evidence of damage.

Ceiling, Version 1-2 (23 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.