

TITLE: CEILING
VERSION: V3.0
DATE PUBLISHED: 08/11/23

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, and 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.

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 an unstable surface.

LOCATION: Unit Inside

DEFICIENCY 2: Ceiling has a hole.

LOCATION: Unit Inside

DEFICIENCY 3: Ceiling component(s) is not functionally adequate.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: CEILING HAS AN UNSTABLE SURFACE.

DEFICIENCY CRITERIA: Ceiling has an unstable surface.
 OR
 There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheathing may be pulling away from the nails or screws).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV — CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling to identify any evidence of damaged or unstable surfaces (e.g., drywall, gypsum, or ceiling tiles are 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 deficiency and the inspector should reference other standards for applicable items (e.g., Wall — Interior, Leak — Water, etc.).

DEFICIENCY I — INSIDE: CEILING HAS AN UNSTABLE SURFACE.

DEFICIENCY CRITERIA: Ceiling has an unstable surface.
 OR
 There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).

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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 are 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 deficiency and the inspector should reference other standards for applicable items (e.g., Wall — Interior, Leak — Water, etc.).

DEFICIENCY 2 — UNIT: CEILING HAS A HOLE.

DEFICIENCY CRITERIA: A hole is present that opens directly to the outside environment.
OR
A hole is present that is 2 inches or greater in diameter.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV — CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the ceiling and identify any hole.
- Determine if the hole opens directly to the outside environment.

REQUEST FOR HELP: - None

ACTION: - Measure the size of the hole.

MORE INFORMATION: - None

DEFICIENCY 2 — INSIDE: CEILING HAS A HOLE.

DEFICIENCY CRITERIA: A hole is present that opens directly to the outside environment.
OR
A hole is present that is 2 inches or greater in diameter.

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CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV — CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling and identify any hole.
- Determine if the hole opens directly to the outside environment.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the size of the hole.
- MORE INFORMATION:** - None
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DEFICIENCY 3 — UNIT: CEILING COMPONENT(S) IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Ceiling component(s) is not functionally adequate (i.e., does not allow ceiling to 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).

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV — CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the ceiling to identify any component that is not functionally adequate (i.e., does not allow ceiling to 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).

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall ceiling exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 3 — INSIDE: CEILING COMPONENT(S) IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Ceiling component(s) is not functionally adequate (i.e., does not allow ceiling to 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).

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CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

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INSPECTION PROCESS:

OBSERVATION: - Look at the ceiling to identify any component that is not functionally adequate (i.e., does not allow ceiling to 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).

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall ceiling exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.