

**TITLE:** CEILING  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

**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.

**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 an unstable surface.

**LOCATION:**  Unit  Inside

**DEFICIENCY 2:** Ceiling has a hole.

**LOCATION:**  Unit  Inside

**DEFICIENCY 3:** Ceiling has a sign of structural failure.

**LOCATION:**  Unit  Inside

**DEFICIENCY I — UNIT: CEILING HAS AN UNSTABLE SURFACE.**

**DEFICIENCY CRITERIA:** Ceiling has an unstable surface.

**HEALTH AND SAFETY DETERMINATION:** Standard      The Standard 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

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the ceiling has an unstable surface, then the 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 the ceiling has an 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 the ceiling has an unstable surface, then it is likely the resident will report this, and the presence of this deficiency 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 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 — the inspector should reference other standards for applicable items (e.g., Lead-Based Paint, Leaks, etc.).

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - None

**DEFICIENCY I — INSIDE: CEILING HAS AN UNSTABLE SURFACE.**

**DEFICIENCY CRITERIA:** Ceiling has an unstable surface.

**HEALTH AND SAFETY DETERMINATION:** Standard      The Standard 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

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the ceiling has an unstable surface, then the 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 the ceiling has an 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.
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**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - Cosmetic damage is not evaluated under this deficiency — the inspector should reference other standards for applicable items (e.g., Lead-Based Paint, Leaks, etc.).

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - None

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: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the ceiling has a hole, then the 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 the ceiling has hole, then it may compromise the fire stop and smoke stop properties of the 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 the resident 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 the ceiling has a hole, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	If the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.
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 the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

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**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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**TOOLS OR EQUIPMENT:**

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

HEALTH AND SAFETY DETERMINATION: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the ceiling has a hole, then the 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 the ceiling has a hole, then it may compromise the fire stop and smoke stop properties of the 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 the resident 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 the ceiling has a hole, then the resident is unable to fully rely on or use 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 the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.
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 the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

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**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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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - Distance measuring device
- USEFUL:** - Flashlight
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**DEFICIENCY 3 — UNIT: CEILING HAS A SIGN OF STRUCTURAL FAILURE.**

**DEFICIENCY CRITERIA:** There is sagging or dropping of the plasterboard sheeting or the cornice.  
 OR  
 There is cracking 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      The Standard 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

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If the ceiling has a sign of structural failure, then the 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 the ceiling has a sign of structural failure, then the resident is unable to fully rely on or use 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 the ceiling has a 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 the ceiling has a 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

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

**DEFICIENCY 3 — INSIDE: CEILING HAS A SIGN OF STRUCTURAL FAILURE.**

**DEFICIENCY CRITERIA:** There is sagging or dropping of the plasterboard sheeting or the cornice.  
 OR  
 There is cracking 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      The Standard 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

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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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

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

**SUMMARY OF CHANGES**

**TITLE:** CEILING  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copy edits	V2.1	2020-04-02
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>V1.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>V1.3</b>	<b>2020-07-31</b>

<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 3</b>	<b>Added deficiency by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		

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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

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