

TITLE: CEILING
VERSION: V2.2
DATE PUBLISHED: 06/23/22

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 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: 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 — the inspector should reference other standards for applicable items (e.g., Lead-Based Paint, Leaks, etc.).

DEFICIENCY I — INSIDE: CEILING HAS AN UNSTABLE SURFACE.

DEFICIENCY CRITERIA: Ceiling has an unstable surface.

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

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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.).

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.

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 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: 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 potential structural failure.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

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: 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 potential structural failure.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

SUMMARY OF CHANGES

TITLE: CEILING
VERSION: V2.2
DATE PUBLISHED: 06/23/22

FIELD	CHANGE	VERSION	DATE
----	Abbreviated published version	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
Deficiency 1		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to Moderate"		
Deficiency 2		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to Moderate"		
Deficiency 3		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "Standard" to Moderate"		
----	Copyedits	V2.1	2020-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		

Rationale	Copy edits		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
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