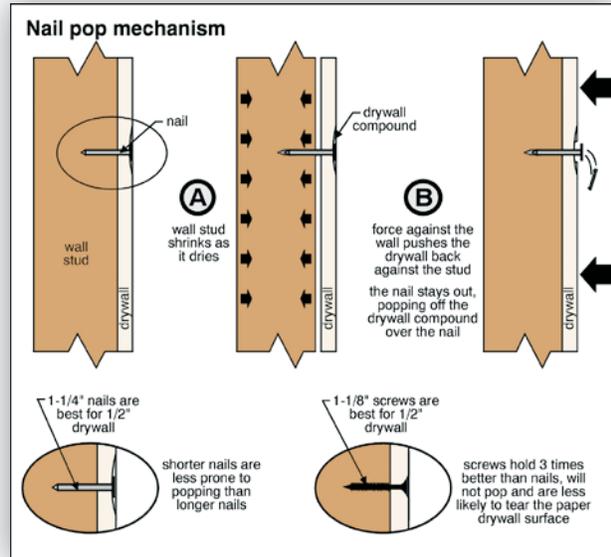


LOOSE Large sections of walls or ceilings may become loose where plaster has lost many of its keys due to vibration and wear and tear. Where there is danger of plaster falling, this should be corrected promptly so people won't be hurt by falling plaster.

NAIL POPPING IN DRYWALL This minor cosmetic issue is common in new construction. As wood studs shrink, nail heads 'pop' out from the drywall surface, causing a bump or blemish on the wall or ceiling. This usually happens only on new work, and only one time. Repairs are straightforward.



3.0 Major Ceiling Finishes

DESCRIPTION Ceiling finishes provide a decorative skin to conceal building components. Ceiling finishes hide structural members, insulation, ductwork, pipes, and wires. Most good ceiling finishes are flat and straight. Surfaces may be smooth or textured and better ceiling finishes are durable. Some ceiling finishes are versatile, taking decorative finishes such as stain, paint or wallpaper readily. Ceilings may make a decorating statement, or may be simply background. In some cases, the combustibility of ceiling finishes may be of interest. Below roofs, kitchens and bathrooms, resistance to water damage is an asset.

3.1 Plaster/Drywall

See Section 2.1 for a description of plaster and drywall.

3.2 Acoustic Tile

DESCRIPTION These tiles, typically made of fiber board and perforated to improve their acoustic performance, have been popular since the 1950s. Typically, they are 12 inches by 12 inches and are stapled or nailed to strapping. This type of ceiling tile was often installed when finishing a basement, or was installed over a damaged plaster ceiling.

The tiles have better acoustic properties than plaster and drywall, although they are subject to mechanical damage and water damage, similar to drywall or plaster. Repairs are easy if matching tiles can be found. The tiles can be painted, with some loss of acoustic performance.