DEFINITION:  
Cooking range: An electric or gas stove with several burners and one or more connected ovens.  
Cooktop: Usually a standalone device that may be built into a counter and has one or more electric or gas burners.  
Oven: A thermally insulated chamber used for cooking, heating, and baking food.

PURPOSE:  
A device to cook or bake food in a controlled manner, allowing user to control the flame or heat in specific area.

NAME VARIANTS:  
Stove; Oven; Range; Cooktop; Microwave; Hot plate

COMMON MATERIALS:  
Metal; Plastic; Glass; Stainless steel; Cast iron; Aluminum; Electronics

COMMON COMPONENTS:  
Electrical or gas oven; Stove; Baking or burner elements; Grates; Racks; Knobs; Ignition system; Convection fan; Door hinges; Seal; Handles; Lights and light fixture in oven; Drip pan; Glass

LOCATION:  
- [ ] Unit  
- [ ] Kitchen  
- [ ] Inside  
- [x] Inside  
- [ ] Outside  
- [ ] None

MORE INFORMATION:  
None

**DEFICIENCY 1:**  
Cooking range, cooktop, or oven is not producing heat or regulating heat temperature  
LOCATION:  
- [x] Unit  
- [x] Inside

**DEFICIENCY 2:**  
Cooking range, cooktop, or oven components are missing  
LOCATION:  
- [x] Unit  
- [x] Inside

**DEFICIENCY 3:**  
Primary cooking appliance is missing  
LOCATION:  
- [x] Unit  
- [x] Inside
Deficiency I — Unit: Cooking range, cooktop, or oven is not producing heat or regulating heat temperature

Deficiency Criteria:

50% of the burners on the cooking range or cooktop is not producing heat.

AND / OR

50% of the burners on the cooking range or cooktop is not regulating heat temperature.

AND / OR

The oven is not producing heat.

AND / OR

The oven is not regulating heat temperature.

Health and Safety Determination: Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Correction Timeframe: Within 30 days

HCV — Correction Timeframe: Within 30 days

Rationale:

<table>
<thead>
<tr>
<th>Code</th>
<th>Category</th>
<th>Type</th>
<th>Description</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2</td>
<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If cooking range, cooktop, or oven is not producing heat or igniting, and there is a gas burner on, then gas may be released into the environment, resulting in a fire hazard.</td>
</tr>
<tr>
<td>R6</td>
<td>Usability and Operability of Fixtures</td>
<td>Direct</td>
<td>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.</td>
<td>If cooking range, cooktop, or oven is not producing heat, then resident is unable to use an appliance that is expected to be include in their rent.</td>
</tr>
<tr>
<td>M1</td>
<td>Corrective Maintenance</td>
<td>Direct</td>
<td>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.</td>
<td>If cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.</td>
</tr>
</tbody>
</table>
INSPECTION PROCESS:

Observation:  
- Look at the cooking range or cooktop and ensure that there is nothing on top of the stove.
- Look and make sure the oven doesn’t contain any items that can be damaged by heat.

Request for Help:  
- None

Action:  
- Cooking range:  
  - Turn on the cooking range.
  - Wave hand over cooking range to feel for heat.
  - If a gas cooking range, observe flame.
  - If the cooking range is electric, place hand above burners to feel for heat.
- Cooktop:  
  - Turn on the cooktop.
  - Wave hand over cooking range to feel for heat.
  - If the cooktop is electric, place hand above burners to feel for heat.
- Oven:  
  - Turn on the oven.
  - Open oven door and feel for heat.
  - For both gas and electric cooking ranges, open oven door and place hand just outside the opening to feel for heat.

More Information:  
- Inspector may attempt to light the pilot light if it is out; however, this is not required.

TOOLS OR EQUIPMENT:

Required:  
- None

Useful:  
- Flashlight
Deficiency I — Inside: Cooking range, cooktop, or oven is not producing heat or regulating heat temperature

Deficiency Criteria:

50% of the burners on the cooking range or cooktop is not producing heat.

AND / OR

50% of the burners on the cooking range or cooktop is not regulating heat temperature.

AND / OR

The oven is not producing heat.

AND / OR

The oven is not regulating heat temperature.

Health and Safety Determination: Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

Correction Timeframe: Within 30 days

HCY — Correction Timeframe: Within 30 days

Rationale:

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Inspection Process:

Observation:
- Look at the cooking range or cooktop and ensure that there is nothing on top of the stove.
- Look and make sure the oven doesn’t contain any items that can be damaged by heat.

Request for Help:
- None

Action:
- Cooking range:
  - Turn on the cooking range.
  - Wave hand over cooking range to feel for heat.
  - If a gas cooking range, observe flame.
  - If the cooking range is electric, place hand above burners to feel for heat.
- Cooktop:
  - Turn on the cooktop.
  - Wave hand over cooking range to feel for heat.
  - If the cooktop is electric, place hand above burners to feel for heat.
- Oven:
  - Turn on the oven.
  - Open oven door and feel for heat.
  - For both gas and electric cooking ranges, open oven door and place hand just outside the opening to feel for heat.

More Information:
- Inspector may attempt to light the pilot light if it is out; however, this is not required.

Tools or Equipment:

Required:
- None

Useful:
- Flashlight
DEFICIENCY 2 — UNIT: COOKING RANGE, COOKTOP, OR OVEN COMPONENTS ARE MISSING

DEFICIENCY CRITERIA: Burner grate, oven rack, oven door, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A — F&O N/A — Function and operability

CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.

HCV — CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.

RATIONALE:

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</tbody>
</table>

INSPECTION PROCESS:

- Look at the cooking range to determine the oven has at least one rack and a door.
- Verify the stove has all burners grates, and grates (where applicable).
- Make sure the oven door has a seal.

REQUEST FOR HELP: None

ACTION: None

MORE INFORMATION: None

TOOLS OR EQUIPMENT:

- None

- Flashlight
DEFICIENCY 2 — INSIDE: COOKING RANGE, COOKTOP, OR OVEN COMPONENTS ARE MISSING

DEFICIENCY CRITERIA: Burner grate, oven rack, oven door, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A — F&O N/A — Function and operability
CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.

RATIONAL:

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INSPECTION PROCESS:

Observation:  
- Look at the cooking range to determine the oven has at least one rack and a door.  
- Verify the stove has all burners grates, and grates (where applicable).  
- Make sure the oven door has a seal.  

Request for Help:  
- None  

Action:  
- None  

More Information:  
- None  

TOOLS OR EQUIPMENT:

Required:  
- None  

Useful:  
- Flashlight
DEFICIENCY 3 — UNIT: PRIMARY COOKING APPLIANCE IS MISSING

DEFICIENCY CRITERIA: Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard
This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days
HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

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<td>R3</td>
<td>Sanitary</td>
<td>Direct</td>
<td>Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.</td>
<td>If primary cooking appliance is missing, then resident may be unable to cook food in a sanitary manner.</td>
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<td>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.</td>
<td>If primary cooking appliance is missing, then resident cannot utilize an appliance that is expected to be include in their rent.</td>
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INSPECTION PROCESS:
- **Observation:** Look to see if cooking range or cooktop is present.
- **Request for Help:** None
- **Action:** None
- **More Information:** A microwave can be considered if it is the primary cooking device.

TOOLS OR EQUIPMENT:
- **REQUIRED:** None
- **USEFUL:** None
DEFICIENCY 3 — INSIDE: PRIMARY COOKING APPLIANCE IS MISSING

DEFICIENCY CRITERIA: Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

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INSPECTION PROCESS:

Observation: - Look to see if cooking range or cooktop is present.

Request for Help: - None

Action: - None

More Information: - A microwave can be considered if it is the primary cooking device.

TOOLS OR EQUIPMENT:

Required: - None

Useful: - None
# SUMMARY OF CHANGES

## TITLE: COOKING APPLIANCE

## VERSION: V1.3

## DATE PUBLISHED: 7/31/20

<table>
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<th>CHANGE</th>
<th>VERSION</th>
<th>DATE</th>
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<td>Complete rework of document format and layout</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Title</td>
<td>Revised title</td>
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<td>Deficiency Criteria</td>
<td>Revised deficiency criteria</td>
<td></td>
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<td>Health and Safety Determination</td>
<td>Added standardized description</td>
<td></td>
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<td></td>
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<tr>
<td>Tools or Equipment</td>
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<td>Deficiency 2</td>
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<td>Added by inspectable locations — Unit and Inside</td>
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