

TITLE: REFRIGERATOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: A device designed to keep food from spoiling by cooling and freezing.
PURPOSE: To keep food cold in order to help extend freshness by slowing down the activity of bacteria (which all food contains).
NAME VARIANTS: Fridge; Icebox; Freezer
COMMON MATERIALS: Sheet metal; Plastic; Fiberglass; Aluminum; Copper; Alloy
COMMON COMPONENTS: Compressor; Condenser coils; Evaporator coils; Handle; Shelves; Light bulb; Drawer; Expansion valve; Seals; Door
LOCATION: Unit Kitchen or any area or room the resident or property may choose to have a refrigerator
 Inside Kitchen, community room, or any area or room the property may choose to have a refrigerator
 Outside None
MORE INFORMATION: None

DEFICIENCY 1: Refrigerator does not cool
LOCATION: Unit Inside

DEFICIENCY 2: Seal is not securely affixed to the door
LOCATION: Unit Inside

DEFICIENCY 3: Refrigerator is missing where required
LOCATION: Unit Inside

DEFICIENCY 4: Refrigerator component is damaged or missing
LOCATION: Unit Inside

DEFICIENCY I — UNIT: REFRIGERATOR DOES NOT COOL

DEFICIENCY CRITERIA: Refrigerator temperature is greater than 40 degrees Fahrenheit.

OR

Freezer temperature is greater than 0 degrees Fahrenheit.

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:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If refrigerator does not cool, then resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.
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 refrigerator does not cool, then resident may not be able to fully utilize an appliance that is expected to be provided and maintained as part of their rent.
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 refrigerator does not cool, then resident will likely report this, and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If refrigerator does not cool, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - Open the refrigerator door and place hand inside to feel for a cold temperature.

- If there is a question that the temperature is not appropriate then use a digital thermometer to confirm the temperature.
- Open the freezer door and visually verify if food there is frozen.

- More Information:
- Each unit must have at least one functioning refrigerator.
 - Resident-owned standalone freezers will not be inspected.
 - Exclusion: any stored appliances not in use and medical use refrigerators.

TOOLS OR EQUIPMENT:

- REQUIRED: - Digital thermometer or temperature gun
- USEFUL: - None
-
-

DEFICIENCY I — INSIDE: REFRIGERATOR DOES NOT COOL

DEFICIENCY CRITERIA: Refrigerator temperature is greater than 40 degrees Fahrenheit.

OR

Freezer temperature is greater than 0 degrees Fahrenheit.

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.

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M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If refrigerator does not cool, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - Open the refrigerator door and place hand inside to feel for a cold temperature.

- If there is a question that the temperature is not appropriate then use a digital thermometer to confirm the temperature.
- Open the freezer door and visually verify if food there is frozen.

- More Information:
- Resident-owned standalone freezers will not be inspected.
 - Exclusion: any stored appliances not in use and medical use refrigerators.

TOOLS OR EQUIPMENT:

- REQUIRED: - Digital thermometer or temperature gun
- USEFUL: - None
-
-

DEFICIENCY 2 — UNIT: SEAL IS NOT SECURELY AFFIXED TO THE DOOR

DEFICIENCY CRITERIA: The seal is hanging, sagging, separating, torn with exposed magnet, or detached from the door.

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:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If seal is not securely affixed to the door, then this may limit the ability of that refrigerator to maintain a cool temperature, thereby exposing the resident to pathogen growth on food that increases the risk of foodborne illness.
MI	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 seal is not securely affixed to the door, then resident will likely report this, and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look for the refrigerator.
- REQUEST FOR HELP: - None
- ACTION: - Open the refrigerator door.
 - Thoroughly inspect the seal on all four sides of the door.
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 2 — INSIDE: SEAL IS NOT SECURELY AFFIXED TO THE DOOR

DEFICIENCY CRITERIA: The seal is hanging, sagging, separating, torn with exposed magnet, or detached from the door.

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:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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MI	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 seal is not securely affixed to the door, then resident will likely report this, and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look for the refrigerator.
- REQUEST FOR HELP: - None
- ACTION: - Open the refrigerator door.
 - Thoroughly inspect the seal on all four sides of the door.
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 3 — UNIT: REFRIGERATOR IS MISSING WHERE REQUIRED

DEFICIENCY CRITERIA: A refrigerator is missing (i.e., evidence of prior installation, but now not present or is incomplete) where required.

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:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If a refrigerator is missing, then the ability to store food at an appropriate temperature is limited, thereby exposing the resident to pathogen growth on food that increases the risk of foodborne illness.
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 a refrigerator is missing, then resident is unable able to utilize an appliance that is expected to be provided and maintained as part of their rent.
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 a refrigerator is missing, then resident will likely report this, and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a refrigerator is missing, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look in kitchen and any room to identify space where for a refrigerator has been clearly designated.

REQUEST FOR HELP: - None

ACTION: - None

More Information:

- Each unit must have at least one functioning refrigerator.
- Resident-owned standalone freezers will not be inspected.
- Exclusion: any stored appliances not in use and medical use refrigerators.
- Note: Certain OHP properties may not require a refrigerator.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — INSIDE: REFRIGERATOR IS MISSING WHERE REQUIRED

DEFICIENCY CRITERIA: A refrigerator is missing (i.e., evidence of prior installation, but now not present or is incomplete) where required.

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

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION: - Look in kitchen and any room to identify space where for a refrigerator has been clearly designated.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - All common area refrigerators should be inspected regardless of who owns the refrigerator.
 - Exclusion: any stored appliances not in use and medical use refrigerators.



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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — UNIT: REFRIGERATOR COMPONENT IS DAMAGED OR MISSING

DEFICIENCY CRITERIA: Component is damaged (i.e., visibly defective; impacts functionality).

OR

Component 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:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability and Operability of Fixtures	Indirect	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 refrigerator component is damaged or missing, then this may limit the ability of that refrigerator to maintain a cool temperature, thereby exposing the resident to an increased risk of foodborne illness.
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 refrigerator component is damaged or missing, then resident will likely report this, and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION:

- Look on the outside to verify the door handle is present and securely attached.
- Look on the inside to verify the drawers and shelves are present, intact, and securely affixed.
- Look around the door to ensure the seal is intact.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — INSIDE: REFRIGERATOR COMPONENT IS DAMAGED OR MISSING

DEFICIENCY CRITERIA: Component is damaged (i.e., visibly defective; impacts functionality).

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Component is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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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 refrigerator component is damaged or missing, then resident will likely report this and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look on the outside to verify the door handle is present and securely attached.
 - Look on the inside to verify the drawers and shelves are present, intact, and securely affixed.
 - Look around the door to ensure the seal is intact.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None

SUMMARY OF CHANGES

TITLE: REFRIGERATOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Purpose	Field added	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	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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		

Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	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	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 4	Added by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added title; added 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	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26
Copy edits	----	VI-2	2019-12-26