

TITLE: COOKING APPLIANCE
VERSION: V2.1
DATE PUBLISHED: 4/1/21

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 the user to control the flame or heat in a 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:

<input checked="" type="checkbox"/>	Unit	Kitchen
<input checked="" type="checkbox"/>	Inside	Kitchen
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Cooking range, cooktop, or oven is not producing heat or regulating heat temperature.
LOCATION: Unit Inside

DEFICIENCY 2: Cooking range, cooktop, or oven component is missing.
LOCATION: Unit Inside

DEFICIENCY 3: Primary cooking appliance is missing.
LOCATION: Unit 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 are not producing heat.
 OR
 50% of the burners on the cooking range or cooktop are not regulating heat temperature.
 OR
 The oven is not producing heat.
 OR
 The oven is not regulating heat temperature.

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	Indirect	Resident could be injured because of this condition.	If the 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.
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 cooking range, cooktop, or oven is not producing heat, then the resident is unable to use an appliance that is expected to be include in 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 the cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

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 your hand over the cooking range to feel for heat.
 - If it is a gas cooking range, observe the flame.
 - If the cooking range is electric, place your hand above the burners to feel for heat.
 - Cooktop:
 - Turn on the cooktop.
 - Wave your hand over the cooking range to feel for heat.
 - If the cooktop is electric, place your hand above the burners to feel for heat.
 - Oven:
 - Turn on the oven.
 - Open the oven door and feel for heat.
 - For both gas and electric cooking ranges, open the oven door and place your hand just outside the opening to feel for heat.
- More Information:** - The inspector may attempt to light the pilot light if it is out; however, this is not required.
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TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
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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 are not producing heat.
 OR
 50% of the burners on the cooking range or cooktop are not regulating heat temperature.
 OR
 The oven is not producing heat.
 OR
 The oven is not regulating heat temperature.

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
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RATIONALE:

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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 cooking range, cooktop, or oven is not producing heat, then the resident is unable to use an appliance that is expected to be include in 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 the cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

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 your hand over the cooking range to feel for heat.
 - If it is a gas cooking range, observe the flame.
 - If the cooking range is electric, place your hand above the burners to feel for heat.
 - Cooktop:
 - Turn on the cooktop.
 - Wave your hand over the cooking range to feel for heat.
 - If the cooktop is electric, place your hand above the burners to feel for heat.
 - Oven:
 - Turn on the oven.
 - Open the oven door and feel for heat.
 - For both gas and electric cooking ranges, open the oven door and place your hand just outside the opening to feel for heat.
- More Information:** - The 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 COMPONENT IS MISSING.

DEFICIENCY CRITERIA: Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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 cooking range, cooktop, or oven component is missing, then the resident may be unable to fully use an appliance that is expected to be included in their rent.
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 a cooking range, cooktop, or oven component is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

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 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 2 — INSIDE: COOKING RANGE, COOKTOP, OR OVEN COMPONENT IS MISSING.

DEFICIENCY CRITERIA: Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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 cooking range, cooktop, or oven component is missing, then the resident may be unable to fully use an appliance that is expected to be included in their rent.
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 a cooking range, cooktop, or oven component is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

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 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
 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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If the primary cooking appliance is missing, then the resident may be unable to cook food in a sanitary manner.
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 primary cooking appliance is missing, then the resident cannot use an appliance that is expected to be included in 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 the primary cooking appliance is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

OBSERVATION: - Look to see if the 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 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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If the primary cooking appliance is missing, then the resident may be unable to cook food in a sanitary manner.
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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 the primary cooking appliance is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

OBSERVATION: - Look to see if the 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: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Pass"		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Title	Revised title	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
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	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 "N/A – F&O" determination; added standardized description		
Correction Timeframe	Field added; response input as "N/A" and noted to be remedied according to property maintenance plan		
HCV – Correction Timeframe	Field added; response input as "N/A" and noted to be remedied according to property maintenance plan		
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 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	2019-12-27

Health and Safety Determinations

Updated following in-house review and public comment

VI-2

2019-12-27
