

**TITLE:** REFRIGERATOR

**VERSION:** V2.1

**DATE PUBLISHED:** 4/2/21

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**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.

**NAME VARIANTS:** Fridge; Icebox; Freezer

**COMMON MATERIALS:** Sheet metal; Plastic; Fiberglass; Aluminum; Copper; Alloy

**COMMON COMPONENTS:** Compressor; Condenser coils; Evaporator coils; Handle; Shelves; Lightbulb; 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:** For the purpose of this inspection, a built-in freezer is considered a component part of the refrigerator.

- Resident-owned, standalone freezers should not be evaluated under this standard.

- Any stored appliance not in use or a medical use refrigerator should not be evaluated under this standard.

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**DEFICIENCY 1:** Refrigerator is inoperable such that it may be unable to safely and adequately store food.

**LOCATION:**  Unit  Inside

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**DEFICIENCY 2:** Refrigerator component is damaged such that it impacts functionality.

**LOCATION:**  Unit  Inside

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**DEFICIENCY 3:** Refrigerator is missing.

**LOCATION:**  Unit

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**DEFICIENCY I — UNIT: REFRIGERATOR IS INOPERABLE SUCH THAT IT MAY BE UNABLE TO SAFELY AND ADEQUATELY STORE FOOD.**

**DEFICIENCY CRITERIA:** Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.

**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
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the 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 a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use 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.	A resident is likely to notice if a refrigerator is inoperable such that it may be unable to safely and adequately store food and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.

**INSPECTION PROCESS:**

- OBSERVATION:** - None  
**REQUEST FOR HELP:** - None  
**ACTION:** - Open the refrigerator door to feel for a cold temperature.  
 - Open the freezer door to verify if food is frozen.  
**More Information:** - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY I — INSIDE: REFRIGERATOR IS INOPERABLE SUCH THAT IT MAY BE UNABLE TO SAFELY AND ADEQUATELY STORE FOOD.**

**DEFICIENCY CRITERIA:** Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.

**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
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the 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 a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.
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.	Property management would be expected to ensure that staff members understand how to identify a refrigerator that is inoperable such that it may be unable to safely and adequately store food. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards or usability barriers.

**INSPECTION PROCESS:**

- OBSERVATION:** - None
- REQUEST FOR HELP:** - None
- ACTION:**
  - Open the refrigerator door to feel for a cold temperature.
  - Open the freezer door to verify if food is frozen.
- More Information:** - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 2 — UNIT:** REFRIGERATOR COMPONENT IS DAMAGED SUCH THAT IT IMPACTS FUNCTIONALITY.

**DEFICIENCY CRITERIA:** Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.

**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
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If a refrigerator component is damaged such that it impacts functionality, then the 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 a refrigerator component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of 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.	A resident is likely to notice if a refrigerator component is damaged such that it impacts functionality and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.

**INSPECTION PROCESS:**

**OBSERVATION:** - Visually inspect the accessible portions of the refrigerator for any component that is damaged such that it impacts functionality.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** Examples of damaged components that may impact functionality include, but are not limited to:  
 - Seal that is hanging, sagging, separating, torn with exposed magnet, or detached from the door  
 - Handle

- Interior lining

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 2 — INSIDE: REFRIGERATOR COMPONENT IS DAMAGED SUCH THAT IT IMPACTS FUNCTIONALITY.**

**DEFICIENCY CRITERIA:** Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.

**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
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 component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.
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.	Property management would be expected to ensure that staff members understand how to identify a refrigerator component that is damaged such that it impacts functionality. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.

**INSPECTION PROCESS:**

**OBSERVATION:** - Visually inspect the accessible portions of the refrigerator for any component that is damaged such that it impacts functionality.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** Examples of damaged components that may impact functionality include, but are not limited to:

- Seal that is hanging, sagging, separating, torn with exposed magnet, or detached from the door
- Handle
- Interior lining





NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

**DEFICIENCY 3 — UNIT: REFRIGERATOR IS MISSING.**

**DEFICIENCY CRITERIA:** Refrigerator is missing (i.e., evidence of prior installation, but is now not present).

**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
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If a refrigerator is missing, then the 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 a refrigerator is missing, then the resident may not be able to fully use 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.	A resident is likely to notice if a refrigerator is missing and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.

**INSPECTION PROCESS:**

**OBSERVATION:** - Visually inspect for any evidence of a refrigerator that was previously installed but is now not present.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

**SUMMARY OF CHANGES**

**TITLE:** REFRIGERATOR

**VERSION:** V2.1

**DATE PUBLISHED:** 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Unit: Added standardized description Inside: Revised to "N/A" and added standardized description		
Correction Timeframe	Inside: Revised to "N/A"		
HCV Pass / Fail	Unit: Field added; response input as "Fail" Inside: Field added; response input as "Pass"		
HCV Correction Timeframe	Inside: Revised to "N/A"		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		

Inspection Process	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 3</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 4</b>	<b>Added by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Rationales</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Health and Safety Determinations</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Copyedits</b>	<b>----</b>	<b>VI-2</b>	<b>2019-12-26</b>