

TITLE: [REFRIGERATOR](#)

VERSION: V2.1

DATE PUBLISHED: 4/2/21

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:

| | | |
|-------------------------------------|---------|---|
| <input checked="" type="checkbox"/> | Unit | Kitchen or any area or room the resident or property may choose to have a refrigerator |
| <input checked="" type="checkbox"/> | Inside | Kitchen, community room, or any area or room the property may choose to have a refrigerator |
| <input type="checkbox"/> | 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.

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

LOCATION: Unit Inside

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

LOCATION: Unit Inside

DEFICIENCY 3: Refrigerator is missing.

LOCATION: Unit

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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

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RATIONALE:

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|------|---------------------------------------|--------|--|---|
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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. | 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 |
| Deficiency 1 | | V2.0 | 2020-10-28 |
| Health and Safety Determination | Added standardized description | | |
| HCV Pass / Fail | Field added; response input as "Fail" | | |
| Rationale | Copyedits | | |
| Deficiency 2 | | V2.0 | 2020-10-28 |
| Health and Safety Determination | Added standardized description | | |
| HCV Pass / Fail | Field added; response input as "Fail" | | |
| Rationale | Copyedits | | |
| Deficiency 3 | | V2.0 | 2020-10-28 |
| 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" | | |
| Deficiency 4 | | V2.0 | 2020-10-28 |
| Deficiency Criteria | Copyedits | | |
| Health and Safety Determination | Added standardized description | | |
| HCV Pass / Fail | Field added; response input as "Fail" | | |

| | | | |
|---------------------------------|--|-------------|-------------------|
| Inspection Process | Copyedits | | |
| 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 |
| Copyedits | ---- | VI-2 | 2019-12-26 |