

Refrigerator

Definition: a device designed keep food from spoiling by cooling and freezing.

Name fridge, icebox, freezer
Variants:

Most sheet metal, plastic, fiberglass, aluminum, cooper, alloy
Common
Materials:

Most compressor, condenser coils, evaporator coils, handle, shelves, light bulb, draw, expansion valve,
Common seals, door
Components:

Location & Inspection of Refrigerator

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	flashlight
	Required:	thermometer, measuring device

Common Locations:	Unit/ Inside:	kitchen, community rooms or any area/ room the resident or property may choose to have a refrigerator
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How to Locate:	Visual Observation:	Look in unit and common areas where refrigerators are used.
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Possible Deficiencies:	Deficiency 1:	Refrigerator does not cool
	Deficiency 2:	Seal is not securely affixed to the door
	Deficiency 3:	Refrigerator is missing where required

Deficiency 1:

Refrigerator does not cool

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	This increase the probability of a resident getting sick if food is not stored at the appropriate temperature.
	Operability:	Prevents the proper use of the refrigerator.
Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days
How to Inspect:	Action:	Open the refrigerator door and place hand inside to feel for a cold temperature. Use—if there's any doubt at all that the refrigerator is cold enough—a thermometer to measure the temperature by placing it inside the refrigerator and closing the door. Wait 2 minutes (inspecting other items can continue during this time). Open refrigerator and read thermometer. Open the freezer door and determine of food there is frozen.
Record deficiency if:	the refrigerator is not cooling at the correct temperature of 40 degrees or the freezer is not keeping the food items frozen.	

Deficiency 2: Refrigerator seal is not securely affixed to the door

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	This increase the probability of a resident getting sick if food is not stored at the appropriate temperature.
	Operability:	Prevents the proper use of the refrigerator.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look for the refrigerator
	Action:	Open the refrigerator door and thoroughly inspect the seal on all four sides of the door.
Record deficiency if:	the seal is hanging, sagging, separating, or is detached.	

Deficiency 3:

Refrigerator is missing where required

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Decreases the tenant's ability to store food properly.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days
How to Inspect:	Visual Observation:	Look in kitchen or common area where clearly a space for a refrigerator has been designated.
	Please note:	Certain OHP properties may not require a refrigerator.
Record deficiency if:	A refrigerator, where required, is missing.	