



Legionella Risk Assessment

JOB Reference

1370760

Customer:

Customer Address:

Site Address:

Date of assessment: 20/09/2019

Cold Water Storage:

- Temperature of water stored (°C) 18
- Is water temperature less than 20°C after 2 minute running at tap outlets? Yes
- Can debris enter the system? Yes
- Is the storage tank insulated? No
- Has the storage tank got a correctly fitted lid? No
- Is the storage tank lid insulated? No

Hot Water Storage:

- Is water temperature greater than 50°C after 1 minute running at tap outlets? No
- Can debris enter the system? Yes
- Is storage cylinder lagged adequately? Yes

Pipework:

- Is there any unused and un-isolated pipework known as dead leg? No
- Are filling loops disconnected? Yes

Immersion/Cylinder thermostat:

- Is immersion/cylinder stat set to >60 degrees centigrade? NA

Valves:

- Are thermostatic mixing valves present? No

Taps and shower heads:

- Are taps and shower heads showing signs of scale/debris? No
- Are taps and shower heads showing signs of any corrosion? No

WCs

- Are WCs fitted with cistern lids? Yes

Swimming pools and/or Whirlpools :

- Are there any swimming pools/whirlpools present? No
- Is there a maintenance log present? NA
- Is the maintenance log up to date? NA

Outside taps :

- Is there an outside tap present? Yes
- If yes, is it fitted with a check-valve? Yes

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Temperature recordings (Hot Water)

Location	Temperature (°C)
Bath	38
Basin	38
Kitchen	37
Utility room	N/A
En-suite	N/A
Shower	N/A
Cloak room	N/A

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General observations:

* The storage tank in the loft has no lid and has debris in it, until this is rectified I would recommend that the down stairs sink (water supplied direct from mains) is used for teeth cleaning as the upstairs tap is supplied from the loft tank. Although not a direct Legionella risk, there is a risk from rodents, birds and insects fouling the water.

* The hot water was switched off and the hot water supply cold, it was turned on and the temperature was rising, last reading indicated 38oC. There was no hot water tank thermostat fitted so no way of insuring the water reached 60oC.

* Would recommend without delay that the cold water tank is cleaned and all debris removed, it is properly insulated with a secure lead also insulated, it may be prudent to replace the tank as the current one is in a poor state. Also that the hot water tank is fitted with a thermostat to correctly regulated the hot water temperature.

* Notify the Landlord or Agent if it is believed that the hot water is not reaching 50 deg Centigrade, or that cold water is above 20 Degrees Centigrade.

* PICTURES ATTACHED.

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Is a full Laboratory based Legionella Risk Assessment recommended? No - All tests are satisfactory

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It should be noted that no forced entry into wall or roof spaces, voids, behind bath panels has been carried out and that these areas can't be confirmed as defect free, and that safe access to loft areas will only allow any water storage systems to be inspected. It should also be noted that no actual water quality tests, adjustments to thermostats or cleaning actions have been performed as part of this assessment. Also, no appliances have been removed to expose any concealed pipework

In the event of a complaint relating to any service or installation in a property **gas-elec** must be given the opportunity to address the issue by re-visiting the property to resolve any alleged complaint. **gas-elec** cannot be held responsible if the opportunity to fully address the matter is not afforded to us. In the event of another company/contractor being called to the property to investigate or attempt to rectify an alleged complaint in preference to **gas-elec** the company will accept no liability.

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This document has been issued by:

Name:

Accompanying Photos



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Job No.: 1370760

Date : 20/09/2019



Accompanying photos provided by the engineer

Description: Tank internal



Description: Tank internal



Description: Poor insulation



Description: Overall view



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The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Inspector Signature: