



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



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ 7PJ
 TEL : 0800 5879999

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.

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Inspector:

Inspector Signature:

Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 15 May, 2020
 Next expiry date: Tuesday, 18 May, 2021

Cert. No: CT-1151359-1522708001



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ



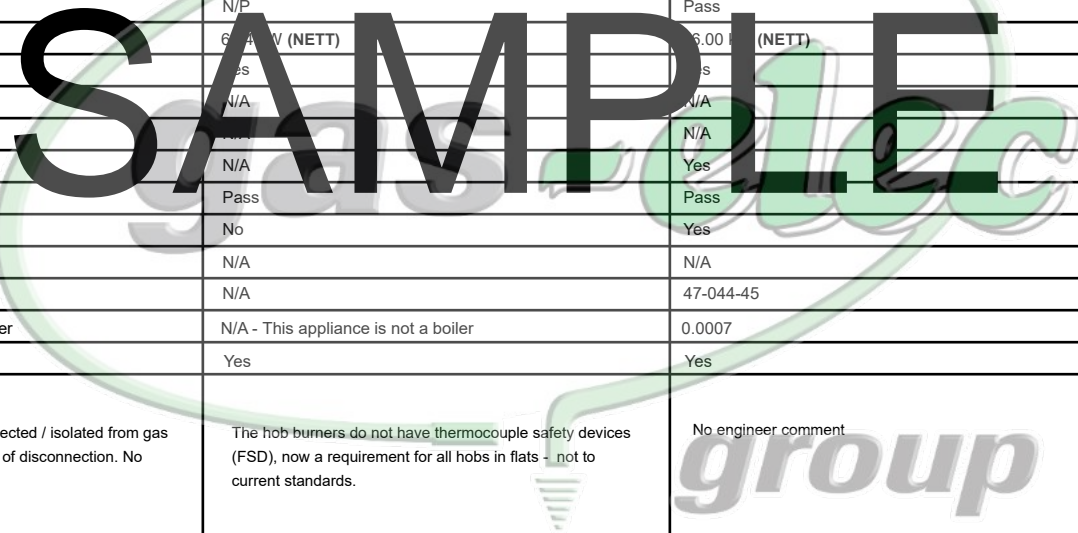
Client:

Site Add.:

Gas Inspection Details

Meter Reading	Meter / ECV Location	AECV location (if app)	Meter Visual Inspection	Meter Type	ECV Accessible	Gas Installation Pipework	Let-By/Tightness Test	Record Pressure Drop	Protective Earth Bond
03129	Kitchen Cupboard	N/A	Pass	SMART	Yes	Pass	Pass / Pass	0	Yes

Gas Appliance Details	Fire/Back Boiler	Hob	Boiler/Combi
Location	Living Room	Kitchen	Kitchen Compartment
Make	Baxi	Whirlpool	Vaillant
Model #	Bermuda	AKM200/WH	ecoTec pro28 VUV GB 286/5-3 R2
Serial #	-	49AR2014	21133200 100116901 30056095N4
Flue Type	Open Flued	Flueless	Room Sealed
Safety Device	N/C	N/P	Pass
Operating Pressure/Gas Rate	N/C	6.00 W (NETT)	6.00 W (NETT)
Ventilation Adequate	N/C	Pass	Pass
Flue Flow Test	N/C	N/A	N/A
Spillage Test	N/C	N/A	N/A
Termination Satisfactory	N/C	N/A	Yes
Visual Condition	N/C	Pass	Pass
Appliance Serviced	No	No	Yes
ID, AR or Advisory situation	N/A	N/A	N/A
Gas Council Number	N/A	N/A	47-044-45
Flue Gas Analysis (Ratio)	N/A - This appliance is not a boiler	N/A - This appliance is not a boiler	0.0007
Safe To Use	N/C	Yes	Yes
Appliance related comments:	The appliance previously disconnected / isolated from gas supply - unable to verify the point of disconnection. No inspection carried out	The hob burners do not have thermocouple safety devices (FSD), now a requirement for all hobs in flats - not to current standards.	No engineer comment



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Next Inspection Due Within 12 Months

(Please refer to 'General Comments' page for comments made by the engineer regarding the installation)

This Safety Record Issued By

Name

Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 15 May, 2020
Next expiry date: Tuesday, 18 May, 2021

Cert. No : CT-1151359-1522708001



Gas-elec Group
Summer Road,
Walsham - Le - Willows,
Bury St Edmunds,
IP31 3AJ



Client:

Site Add.:

General comments:

The boiler is sited in the kitchen compartment. The flue is a concentric flue system. The flue rises vertically passing through the ceiling into the loft and roof to outside. The flue assembly in the loft has two support bracket fitted.

The carbon monoxide alarm was function tested and is working - expires Jun 2020.

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Annual Electrical Safety Record - E2



Gas-elec Group
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 IP31 3AJ

Access Date: Friday, 15 May, 2020
 Next expiry date: Tuesday, 18 May, 2021

Cert. No: CT-1151359-1522708001

Client:

Site Add.:

INSTALLATION INSPECTION (Visual & Functional)

Electrical supply details		Meter Reading: 5,554
Type : TN-C-S	PIR/EICR Label present No	Meter Visual Inspection: Pass
Main Earthing Conductor	Main Protective Bonding Conductors	General Condition of Consumer Unit: Fair
Present	Water : LIM Gas : Yes Other :	Consumer Unit Location: Hallway cupboard
		RCD Test: No
		RCD Operating times
		X1: 0.0 X5: 0.0
		Zs 0.80 Ω

Circuit Number	Description	Functional Check	Protective Device	Recommendations
1	No Identification	No	BS1361 0.4s	15A
2	Heating	No	BS1361 0.4s	5A
3	Lighting throughout	No	BS1361 0.4s	5A
4	Lighting throughout	No	BS1361 0.4s	5A
5	Immersion heater	No	BS1361 0.4s	15A
6	Socket outlets Kitchen	No	BS1361 0.4s	5A
7	Socket outlets Throughout	No	BS1361 0.4s	5A

APPLIANCE DETAILS/ ELECTRICAL EQUIPMENT RESULTS

ID	Location	Type	Make	Model	Serial No	P	Flex	Body	Continuity (ohms)	Insulation (megohms)	Functional Check	Comments	Passed Safety Test
1	Kitchen	Cooker Hood	Ignis	AKF420WH/1	009527006786	Pass	Pass	Pass	N/A	20.0	Pass	Double Insulated	Yes
2	Kitchen	Oven	Whirlpool	AKP526/WH	140305028975	Pass	Pass	Pass	0.12	20.0	Pass	Class 1	Yes
3	Kitchen	Hob Ignition	Whirlpool	AKM200/WH	49AR2014	Pass	Pass	Pass	0.07	20.0	Fail	Class 1	Yes
4	Bathroom	Shower	Triton	Alicante	Not Found	N/A	N/Acc	Pass	N/A	N/C*	Pass	Normal Visual Inspection	Yes

Details of any faults found and rectification work necessary

- The filter cover is missing.
- The oven door seal need replacing.
- The ignition generator is faulty, however, the hob is still safe to use.
-

Warning Notice

No
 No
 No
 No

This Safety Record Issued By:

Engineer Name:

Next Inspection Due Within 12 Months

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Annual Electrical Safety Record - E2



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Client:

Site Add.:

INSTALLATION INSPECTION (Visual & Functional)

Electrical supply details		Meter Reading: 5,554
Type : TN-C-S	PIR/EICR Label present No	Meter Visual Inspection: Pass
Main Earthing Conductor	Main Protective Bonding Conductors	General Condition of Consumer Unit: Fair
Present	Water : LIM Gas : Yes Other :	Consumer Unit Location: Hallway cupboard
		RCD Test: No
		RCD Operating times
		X1: 0.0 X5: 0.0
		Zs 0.80 Ω

Circuit Number	Description	Functional Check	Protective Device	Recommendations
8	Cooker point	No	BS1361 0.4s	30A
9	Shower	No	BS (EN) 60898	B40 (seperate fuseboard)

APPLIANCE DETAILS/ ELECTRICAL EQUIPMENT RESULTS

ID	Location	Type	Make	Model	Serial No	Plug	Fle	Body	Continuity (ohms)	Insulation (megohms)	Functional Check	Comments	Passed Safety Test
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Details of any faults found and rectification work necessary

Warning Notice

This Safety Record Issued By:

Engineer Name:

Next Inspection Due Within 12 Months

*(Please refer to the documents titled "E2 comments" for comments made by the engineer for this inspection)

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Appliance Service Record

Date: Friday, 15 May, 2020

Cert. No: RP-1151359-1522708001



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Walsham - Le -
Willows,
Bury St Edmunds,
IP31 3AJ



Client:

Site Add:

APPLIANCE

Location/Position	Type	Type of Boiler	Make	Model	Flue Type	Serial No.	Gas Council Number	Approx. age
Kitchen Compartment	Boiler/Combi	Combi Boiler	Vaillant	ecoTec pro28 VUW GB	Room Sealed	21133200 100116901 30	47-044-45	6

APPLIANCE CHECKLIST	Result	Rectification work necessary / completed
Stability	Pass	
Controls	Pass	
Electrics	Pass	
Pipework	Pass	
Location	Pass	
Gaskets/Seals	Pass	Replaced burner door seal.
Gas Connections	Pass	
Burner/Injectors	Pass	Cleaned
Leaks Gas/Water	Pass	
Casing	Pass	
Ignition	Pass	
Heat Exchanger	Pass	
Fan Assembly	Pass	
Flame Picture	N/A	
Return air (warm air only)	N/A	
Fireplace/Catchment	N/A	
Overflow/Discharge	Pass	Condensate waste pump fitted.
Closure Plate	N/A	
Appliance water flow rate and temperature	Pass	
Additional checks completed		

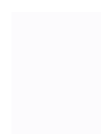
SAFETY TESTS	Faults found and rectification work
Safety Device satisfactory?	Yes
Ventilation satisfactory?	Yes
Flue flow test satisfactory?	N/A
Spillage test satisfactory?	N/A
Flue termination satisfactory?	Yes
Visual check satisfactory?	Yes
Tightness test satisfactory?	Yes
Operating pressure / gas rate satisfactory?	Yes
Operating pressure / gas rate reading	26.00 kW (NETT)
Installation safe to use?	Yes
Appliance safe to use?	Yes

FGA (Flue Gas Analysis) READINGS	
CO (PPM):	64
CO2 (%):	9.1
CO/CO2 Ratio:	0.0007

Engineer Comments
The condensate waste pipe is preventing the removal of the condensate sump for cleaning.
The central heating timer selector switch on the boiler is missing/broken off.

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Engineer name:
Engineer signature:



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E2 Comments



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Client :

Site Add. :

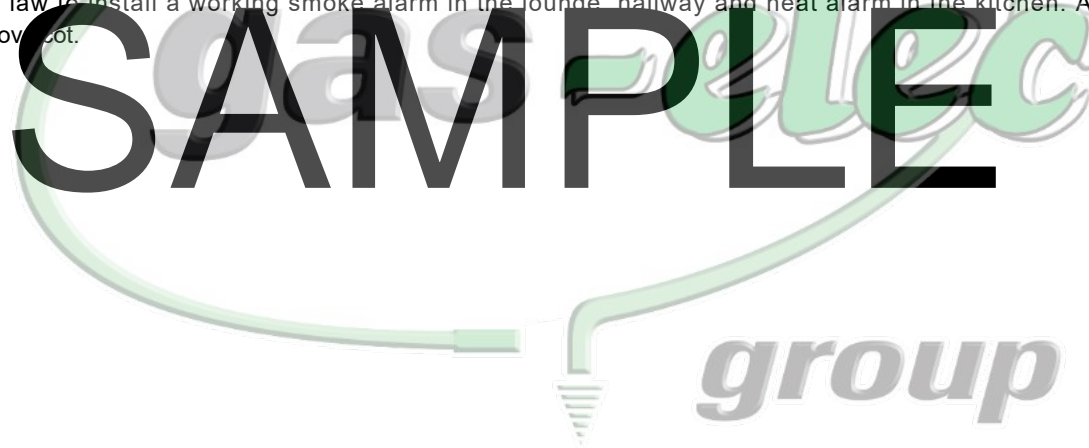
Observation

The fuseboard is an old cartridge circuit breaker consumer unit with no RCD protection. There is a second separate single fuse circuit breaker.
The circuit details are as per the fuseboard labels but were not confirmed.

There is no EICR (Electrical Installation Condition Report) label to indicate when the last inspection was carried out - it should be inspected every 5 yearly, therefore I recommended for an EICR inspection.

The hallway battery smoke alarm was function tested and is working - expires Jul 2026.

Please note: - Landlords are required by law to install a working smoke alarm in the lounge, hallway and heat alarm in the kitchen. All alarms should be ceiling mounted and interlinked. For further information see www.gov.uk.



It has not been possible to carry out an insulation test on the Shower . The test result is based on the other tests being carried out and a formal visual inspection has been carried out on this appliance

The notes on this page relate to the safety inspection carried out at the above property. Consideration should be given to having those items remedied or investigated further

Accompanying Photos



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ 7PJ
 TEL : 0800 5879999

Job No.: 1522708

Date : 15/05/2020



Accompanying photos provided by the engineer

Description: CH timer plastic selector switch missing.



Description: Cooker hood filter panel missing.



SAMPLE



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Inspector:

Inspector Signature: