



# Legionnaires Disease Risk Assessment

**Address:** 2 ABC Street, York, YO19 6TD

**Report Completed:** 06/01/2015 11:29

**Completed By:** Rachel Lightfoot / TouchRight Demo Account

Front of Property 10/01/2015 18:12:15



## Overview

Describe property type	3 bedroom semi-detached house
Is there any tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle?	No
Describe type of cold water system e.g. mains feed or from storage tank	Mains feed
Describe type of hot water system e.g. mains feed via combi boiler or from storage tank	Combi boiler

## Risk Categories | Water Outlet Temperature

Is cold water temperature at outlets below 20C?	Yes
Is the hot water temperature above 50C at outlets?	Yes

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	No defects identified	Good	

## Risk Categories | Cold Water Storage Tanks

Is there a cold water storage tank present?	No
Location of tank:	N/A
Does it have a tight fitting lid?	N/A
Is the water in the tank clean and free from rust, debris, scale and organic matter?	N/A
Is the temperature of the water in the tank below 20C?	N/A
Is the tank insulated?	N/A

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	No defects identified	Good	

## Risk Categories | Hot Water

Is the temperature setting on the boiler and/or hot water tank such that the hot water is heated to and stored at a temperature of 60C?	N/A
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### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	No defects identified	Good	

## Risk Categories | Little Used Outlets

Are there any water outlets that are used less than once per week e.g. in guest bathrooms? Yes

If yes, identify outlet and location: Guest bathroom

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	Toilet and taps not used frequently	Average	Toilet needs flushing and taps need running regularly - note to tenants

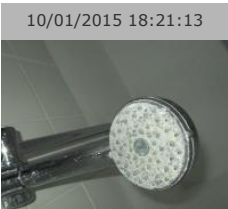
## Risk Categories | Shower Heads

Are there any showers in the property? Yes

If yes, identify location: Guest bathroom and ensuite

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	Guest bathroom shower head heavily scaled	Poor	Shower head requires descaling - note to tenants



## Risk Categories | Dead Legs and Redundant Pipework

Are there any dead legs in the property? No

If yes, identify location:

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	No defects identified	Good	

## Risk Categories | Unoccupied Properties

Is the property left unoccupied for periods of time, e.g. in the case of student lettings over the summer holiday or at Christmas/New Year? Yes

### Defects and Risks

#	Item	Description	Condition	Notes
1	Defect/Risk	Property left unoccupied for several periods during the year for up to 3-4 weeks at a time	Average	Note to tenants - reminder that all outlets should be flushed through for at least 2 minutes as soon as property re-occupied


## Advice for Tenants

Has advice been given to the tenants as to the risks of Legionnaires Disease in a domestic setting and their responsibilities to minimise risk? Yes

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### Assessor Signature

Signed by A Smith.



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