SITE survey. APP

SITE SURVEY REPORT

TMV Service Record

Prepared for	Oak Lodge Care Ltd
Date	7 Oct 2026
Site	Oak Lodge Care Home
Prepared by	G. Holt

FORM

TMV Service Record

1. Visit

Project	Oak Lodge Care Home: annual TMV service (completed example)
Client	Oak Lodge Care Ltd
Site	Oak Lodge Care Home
Site address	Oak Lane, Ripon
Service date	7 Oct 2026
Engineer	G. Holt, Holt Water Services
Thermometer and calibration date	Digital probe thermometer T-220, checked against a reference on 1 Oct 2026
Allowed difference from the set temperature (± K)	2.0

HSE: where vulnerable people are at risk from scalding during whole-body immersion, water temperatures must not exceed 44°C. Where hot water is stored and distributed hot to control legionella, baths and showers should be fitted with TMVs, and outlet temperatures and TMVs should be monitored and maintained so the controls stay effective. HSE says TMVs need regular routine maintenance by competent people, in line with the manufacturer's instructions.

2. Valves

Valves by room or ward 1: Room 3

Room or ward	Room 3

Valves in this room 1: En-suite basin

Outlet in this room	En-suite basin
Outlet	Basin
Valve	TMV3
Set mixed temperature (°C)	41.0
Measured mixed temperature (°C)	41.5
Measured minus set (K)	0.5
Against the allowed difference	Within

Fail-safe test (cold supply isolated)	Pass
Strainers and check valves cleaned?	Yes
Result	Pass
Mixed temperature as left (°C)	41.5

Photos (valve, tag and thermometer reading)



This room: valves failed	0
This room: valves passed	1
This room: valves recorded	1
This room: above 44°C as found	0
This room: above 44°C as left	0
This room: fail-safe test failed	0
This room: outside the allowed difference	0
This room: strainers not cleaned	0
This room: above the outlet maximum as found	0

Valves by room or ward 2: Room 7

Room or ward	Room 7

Valves in this room 1: En-suite basin

Outlet in this room	En-suite basin
Outlet	Basin

Valve	TMV3
Set mixed temperature (°C)	41.0
Measured mixed temperature (°C)	38.6
Measured minus set (K)	-2.4
Against the allowed difference	Outside
Fail-safe test (cold supply isolated)	Pass
Strainers and check valves cleaned?	Yes
Result	Fail
Action taken	Mixed temperature 2.4 K below the set point. Strainers cleaned and the valve recalibrated to 41°C.
Mixed temperature after adjustment (°C)	40.9
Mixed temperature as left (°C)	40.9
This room: valves failed	1
This room: valves passed	0
This room: valves recorded	1
This room: above 44°C as found	0
This room: above 44°C as left	0
This room: fail-safe test failed	0
This room: outside the allowed difference	1
This room: strainers not cleaned	0
This room: above the outlet maximum as found	0

Valves by room or ward 3: Ground floor shower room

Room or ward	Ground floor shower room

Valves in this room 1: Shower

Outlet in this room	Shower
Outlet	Shower
Valve	TMV3
Set mixed temperature (°C)	41.0

Measured mixed temperature (°C)	40.8
Measured minus set (K)	-0.2
Against the allowed difference	Within
Fail-safe test (cold supply isolated)	Pass
Strainers and check valves cleaned?	Yes
Result	Pass
Mixed temperature as left (°C)	40.8
This room: valves failed	0
This room: valves passed	1
This room: valves recorded	1
This room: above 44°C as found	0
This room: above 44°C as left	0
This room: fail-safe test failed	0
This room: outside the allowed difference	0
This room: strainers not cleaned	0
This room: above the outlet maximum as found	0

Valves by room or ward 4: Room 12

Room or ward	Room 12

Valves in this room 1: En-suite basin

Outlet in this room	En-suite basin
Outlet	Basin
Valve	TMV3
Set mixed temperature (°C)	41.0
Measured mixed temperature (°C)	41.2
Measured minus set (K)	0.2
Against the allowed difference	Within
Fail-safe test (cold supply isolated)	Pass

Strainers and check valves cleaned?	No
Result	Pass
Mixed temperature as left (°C)	41.2

Photos (valve, tag and thermometer reading)



This room: valves failed	0
This room: valves passed	1
This room: valves recorded	1
This room: above 44°C as found	0
This room: above 44°C as left	0
This room: fail-safe test failed	0
This room: outside the allowed difference	0
This room: strainers not cleaned	1
This room: above the outlet maximum as found	0

Valves by room or ward 5: Assisted bathroom 1

Room or ward	Assisted bathroom 1

Valves in this room 1: Bath

Outlet in this room	Bath
Outlet	Bath
Valve	TMV3

Set mixed temperature (°C)	43.0
Measured mixed temperature (°C)	46.0
Measured minus set (K)	3
Against the allowed difference	Outside

> Above 44°C. Reset or repair the valve before the outlet is used.

Fail-safe test (cold supply isolated)	Pass
Strainers and check valves cleaned?	Yes
Result	Fail
Action taken	Mixed temperature 46°C. Bath taken out of use, valve recalibrated to 43°C and retested; outlet back in use.
Mixed temperature after adjustment (°C)	43.2
Mixed temperature as left (°C)	43.2
This room: valves failed	1
This room: valves passed	0
This room: valves recorded	1
This room: above 44°C as found	1
This room: above 44°C as left	0
This room: fail-safe test failed	0
This room: outside the allowed difference	1
This room: strainers not cleaned	0
This room: above the outlet maximum as found	0
Valves failed	2
Valves passed	3
Valves recorded	5
Above 44°C as found	1
Above 44°C as left	0
Fail-safe test failed	0
Outside the allowed difference	2

Strainers not cleaned	1
Above the outlet maximum as found	0

3. Actions and sign-off

Are further actions needed?	Yes

Further actions 1: Recheck the assisted bathroom 1 TMV and the room 7 basin TMV in 4 weeks after recalibration.

What needs doing?	Recheck the assisted bathroom 1 TMV and the room 7 basin TMV in 4 weeks after recalibration.
Who will do it?	G. Holt
Due date	4 Nov 2026
Status	Open

Further actions 2: Fit an access hatch to the boxing under the room 12 basin so the strainers can be cleaned.

What needs doing?	Fit an access hatch to the boxing under the room 12 basin so the strainers can be cleaned.
Who will do it?	R. Dale, maintenance lead, Oak Lodge
Due date	28 Oct 2026
Status	Open
Inspector name	G. Holt
Position or company	Water hygiene engineer
Inspector signature	

Signing records what was found on the day. It is not a guarantee of condition and does not replace any examination, test, design check or repair needed from a competent person.