



## Legionella Risk Assessment

GlassCloud / 5 Oct 2018 / Orin Mutchler

Complete

|              |                  |                      |   |                |   |
|--------------|------------------|----------------------|---|----------------|---|
| <b>Score</b> | 16 / 18 (88.89%) | <b>Flagged items</b> | 2 | <b>Actions</b> | 0 |
|--------------|------------------|----------------------|---|----------------|---|

**Residency/Site**

GlassCloud

**Location**

33 Lytton Rd, East Brisbane QLD  
4169, Australia

**Conducted on**

5 Oct 2018 16:00 PST

**Prepared by**

Orin Mutchler

Flagged items

2 flagged

Audit / Cold Water System

Does it have a tight-fitting lid?

No

Please make sure to put tank lid

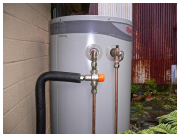


Photo 5

Audit / Hot Water System

An access panel?

No

|                                                                                                                                                                                                                                     |  |                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------|
| <b>Audit</b>                                                                                                                                                                                                                        |  | 2 flagged, 16 / 18 (88.89%)                                                    |
| Legionella Risk Assessment                                                                                                                                                                                                          |  | 1 / 1 (100%)                                                                   |
| <b>Is there any tenant, resident or regular visitor particularly susceptible to legionella due to age, health or lifestyle?</b>                                                                                                     |  | Yes                                                                            |
| <b>Did the person carrying out the assessment have access to competent help and advice when carrying out the assessment?</b>                                                                                                        |  | Yes                                                                            |
| <b>Take a photo of the cold water system</b>                                                                                                                                                                                        |  |                                                                                |
| <div>   </div> <div> <div>Photo 1</div> <div>Photo 2</div> </div> |  |                                                                                |
| <b>Provide a short description</b>                                                                                                                                                                                                  |  | Cold water system pipe and faucet                                              |
| <b>Take a photo of the hot water system</b>                                                                                                                                                                                         |  |                                                                                |
| <div>  </div> <div> <div>Photo 3</div> </div>                                                                                                    |  |                                                                                |
| <b>Provide a short description</b>                                                                                                                                                                                                  |  | Rheem 111 250 litre electric hot water system installed with a tempering valve |
| Water Outlet Temperature                                                                                                                                                                                                            |  | 2 / 2 (100%)                                                                   |
| <b>Is the cold water temperature at water outlets below 20° Celsius?</b>                                                                                                                                                            |  | Yes                                                                            |
| <b>Temperature in Celsius:</b>                                                                                                                                                                                                      |  | <div>40°C</div> <div>Should be less than or equal to 20°C</div>                |
| <b>Is the hot water temperature at water outlets above 50° Celsius?</b>                                                                                                                                                             |  | Yes                                                                            |
| <b>Temperature in Celsius:</b>                                                                                                                                                                                                      |  | <div>80°C</div> <div>Should be greater than or equal to 50°C</div>             |
| Cold Water System                                                                                                                                                                                                                   |  | 1 flagged, 5 / 6 (83.33%)                                                      |

**Cold water storage tank location (photo)**



Photo 4

**Is a cold water storage tank present?**

Yes

**Is the cold water tank accessible?**

Yes

**Does it have a tight-fitting lid?**

No

Please make sure to put tank lid



Photo 5

**Is the water in the tank clean and free from rust, debris, scale, and organic matter?**

Yes

**Is the temperature of the water in the tank below 20 ° celsius?**

Yes

**Temperature in Celsius:**

**40°C**  
Should be less than or equal to 20°C

**Is the cold water tank insulated?**

Yes

Hot Water System

1 flagged, 5 / 6 (83.33%)

**Is the temperature setting on the boiler and/or hot water tank such that hot water is heated to and stored at a temperature of 60 ° celsius?**

Yes

**Are the hot water distribution pipes insulated?**

Yes

**If more than one calorifier is used, are they connected in parallel?**

Yes

Does the calorifier have the following fitted?

**A drain valve?**

Yes

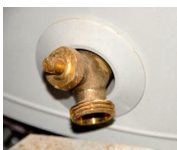


Photo 6

**A temperature gauge on the inlet and outlet?**

Yes



Photo 7

**An access panel?**

No

Little Used Outlets

1 / 1 (100%)

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

Yes

**Are there arrangements in place to flush them through on at least a weekly basis?**

Yes

Shower heads

**Are there any showers in the property?**

Yes

**Take photo of shower location**



Photo 8

**Dead Legs and Redundant Pipework**

Sections of pipework which are redundant or owing to the system design and have little/no through the flow of water (known as 'dead legs') can allow water to stagnate in the system.

**Are there any dead legs on the property?**

N/A

Unoccupied Properties

2 / 2 (100%)

**Is the property left unoccupied for periods of time?**

Yes

**Are there arrangements in place to flush them through on at least a weekly basis?**

Yes

Completion

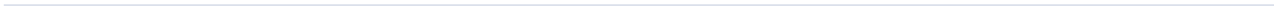
**Full Name and Signature of Landlord**

Primo Lerve  
5 Oct 2018 16:15 PST

**Full Name and Signature of Legionella Responsible Person**

A handwritten signature in black ink, appearing to read 'Orin Mutchler', with a large initial 'O' and 'M'.

Orin Mutchler  
5 Oct 2018 16:15 PST



## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8