



Legionella Risk Assessment

GlassCloud / 5 Oct 2018 / Orin Mutchler

Complete

Score	88.89%	Failed items	2	Actions	0
Residency/Site					GlassCloud
Location					33 Lytton Rd, East Brisbane QLD 4169, Australia
Conducted on					5th Oct, 2018 4:00 PM PST
Prepared by					Orin Mutchler

Failed Items

2 failed

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

Audit

2 failed, 88.89%

Legionella Risk Assessment

100%

Is there any tenant, resident or regular visitor particularly susceptible to legionella due to age, health or lifestyle?

Yes

Did the person carrying out the assessment have access to competent help and advice when carrying out the assessment?

Yes

Take a photo of the cold water system



Photo 1



Photo 2

Provide a short description

Cold water system pipe and faucet

Take a photo of the hot water system

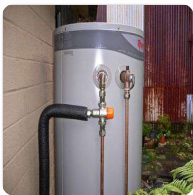


Photo 3

Provide a short description

Rheem 111 250 litre electric hot water system installed with a tempering valve

Water Outlet Temperature

100%

Is the cold water temperature at water outlets below 20° Celsius?

Yes

Temperature in Celsius:

40°C

Should be less than or equal to 20°C

Is the hot water temperature at water outlets above 50° Celsius?

Yes

Temperature in Celsius:

80°C

Should be greater than or equal to 50°C

Cold Water System

1 failed, 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 failed, 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
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Photo 6

A temperature gauge on the inlet and outlet?	Yes
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Photo 7

An access panel?

No

Little Used Outlets

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

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
5th Oct, 2018 4:15 PM PST

Full Name and Signature of Legionella Responsible Person



Orin Mutchler
5th Oct, 2018 4:15 PM PST

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8