



# Domestic Landlord Gas Safety Record

Inspection Date: 17 August 2023 Unique Serial No: LGSR-1692-2692-48950

Page No 1 of 1  
 No. of Appliances Inspected: 1  
 Ref:  
 Gas Safe Reg No: 564279



| Landlord / Agent Details |                              |
|--------------------------|------------------------------|
| Name:                    | IG Property services limited |
| Address:                 | 22 High Petergate<br>York    |
| Postcode:                | YO17EH                       |
| Telephone:               | Mobile:                      |

| Site Details |                                   |
|--------------|-----------------------------------|
| Name:        | IG Property services limited      |
| Address:     | 38 Vanbrugh<br>Badgerhill<br>York |
| Postcode:    |                                   |
| Telephone:   | Mobile:                           |

| Registered Business Details |                                 |
|-----------------------------|---------------------------------|
| Name:                       | Plumbing By Taylor              |
| Address:                    | 46 Fairway<br>Rawcliffe<br>York |
| Postcode:                   | YO305QA                         |
| Telephone:                  | 01904631227 Mobile: 07766984425 |

| Appliance Details |          |                |                 |                  |   |   |
|-------------------|----------|----------------|-----------------|------------------|---|---|
|                   | Location | Appliance Type | Make            | Model            | Flue Type<br>FL/ OF<br>RS-BF /<br>RS-FF | Landlord's<br>Appliance<br>(if applicable)<br>Yes / No / NA |
| 1                 | Bathroom | Combi Boiler   | Worcester Bosch | Green star 42cdi | RS-BF                                   | Yes   |
| 2                 |          |                |                 |                  |   |   |
| 3                 |          |                |                 |                  |   |   |
| 4                 |          |                |                 |                  |   |   |
| 5                 |          |                |                 |                  |   |   |
| 6                 |          |                |                 |                  |   |   |

| Inspection Details            |   |  |  |  |  |                                   |                                      |
|-------------------------------|---|--|--|--|--|-----------------------------------|--------------------------------------|
| Appliance Inspected<br>Yes/No | Operating pressure in<br>mbars or<br>heat input<br>kW/h | Safety device(s)<br>correct<br>operation<br>Yes /No<br>/NA | Ventilation<br>provision<br>satisfactory<br>Yes/No | Visual<br>condition of<br>flue and<br>termination<br>satisfactory<br>Yes/No/NA | Flue<br>Performance<br>Checks<br>Pass / Fail /<br>NA | Appliance<br>serviced<br>Yes / No | Appliance<br>safe to use<br>Yes / No |
| Yes                           | 19.24 mbar  | Yes  | Yes  | Yes  | Pass   | Yes                               | Yes                                  |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |

| Defects Identified |  |
|--------------------|--|
| 1                  |  |
| 2                  |  |
| 3                  |  |
| 4                  |  |
| 5                  |  |
| 6                  |  |

| Remedial Action Taken |  |
|-----------------------|--|
|                       |  |
|                       |  |
|                       |  |
|                       |  |
|                       |  |
|                       |  |

| Warning Notice issued<br>Yes (serial) / No |
|--|
|  |
|  |
|  |
|  |
|  |
|  |

| Combustion Analysis Readings |     |       |                      |     |        |                       |     |       |
|------------------------------|-----|-------|----------------------|-----|--------|-----------------------|-----|-------|
| 1st Reading/Min/Low          |     |       | 2nd Reading/Max/High |     |        | 3rd Reading/Ign/Other |     |       |
| CO                           | CO2 | Ratio | CO                   | CO2 | Ratio  | CO                    | CO2 | Ratio |
| N/A                          | N/A | N/A   | 62                   | 9.1 | 0.0007 | N/A                   | N/A | N/A   |
|                              |     |       |                      |     |        |                       |     |       |
|                              |     |       |                      |     |        |                       |     |       |
|                              |     |       |                      |     |        |                       |     |       |
|                              |     |       |                      |     |        |                       |     |       |
|                              |     |       |                      |     |        |                       |     |       |

| Final Checks   |                       |                         |       |
|--|-----------------------|-------------------------|-------|
| Gas Tightness Test initial value:  | 18.68 mbar            | TT final value:         | 18.68 |
| Satisfactory gas tightness test Yes/No/NA  |                       |                         | Yes   |
| Gas installation pipework satisfactory visual inspection Yes/No  |                       |                         | Yes   |
| Emergency Control accessible Yes/No  |                       |                         | Yes   |
| Main Protective Equipotential Bonding satisfactory Yes/No  |                       |                         | Yes   |
| CO alarm present? Yes  | CO alarm working? Yes | In date?                | Yes   |
| Smoke alarm(s) present?  | Yes                   | Smoke alarm(s) working? | Yes   |
| This inspection is for gas safety purposes only in accordance with the Gas Safety (Installation and Use) Regulations. Flues were visually inspected and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has not been carried out. |                       |                         |       |

| Sign-off                                |                             |
|---|-----------------------------|
| This Safety record is issued by: Signed |                             |
| Gas Operative:                          | Stuart Taylor               |
| Operative ID No:                        | 564279 Date: 17 August 2023 |
| Received by: Signed                     |                             |
| Name:                                   |                             |
| Position:                               | Date:                       |

| Flue Types Key   |
|--|
| FL - Flueless  |
| OF - Open Flue   |
| RS-BF - Room sealed balanced flue  |
| RS-FF - Room sealed fan flue   |
| <b>NEXT SAFETY CHECK DUE BEFORE 17 August 2024</b>   |
| This certificate was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd. |