



# Domestic Landlord Gas Safety Record

Page No 1 of 2  
No. of Appliances Inspected: 1  
Ref:  
Gas Safe Reg No: 512182



Inspection Date: 15 July 2024

Unique Serial No: LGSR-1721-0354-10851

## Landlord / Agent Details

Name: Denise Wright  
Address: York Cottage  
Copmanthorpe  
York  
Postcode: YO233TN  
Telephone: Mobile: 07740 339372

## Site Details

Name: Unknown  
Address: 58 Osbaldwick Lane  
York  
Postcode: YO103AX  
Telephone: Mobile:

## Registered Business Details

Name: R N Able  
Address: 24 Third Avenue  
Heworth  
York  
Postcode: YO31 0TX  
Telephone: Mobile: 07877526451

## Appliance Details

Location	Appliance Type	Make	Model	Flue Type FL/OF/ RS-BF/ RS-FF	Landlord's Appliance (if applicable) Yes / No / NA	Appliance Inspected Yes/No	Operating pressure in mbars or heat input kW/h	Safety device(s) correct operation Yes /No /NA	Ventilation provision satisfactory Yes/No	Visual condition of flue and termination satisfactory Yes/No/NA	Flue Performance Checks Pass / Fail / NA	Appliance serviced Yes / No	Appliance safe to use Yes / No
1 Kitchen	Combi Boiler	Ideal	Logic +Combi C24	RS-FF	Yes	Yes	24 kW/h	Yes	Yes	Yes	Pass	Yes	Yes
2													
3													
4													
5													
6													

## Inspection Details

Warning Notice issued 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
			50	8.2	0.0006	72	8.8	0.0008	N/A	N/A	N/A

## Defects Identified

## Remedial Action Taken

1  
2  
3  
4  
5  
6

# See attached detailed defects / remedial sheet

## Final Checks

Gas Tightness Test initial value: 20 mbar TT final value: 20 mbar  
Satisfactory gas tightness test Yes/No/NA  
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: Richard Neighbour  
Operative ID No: 3690968 Date: 15 July 2024  
Received by: Signed  
Name:  
Position: Date: 15 July 2024

## Flue Types Key

FL - Flueless  
OF - Open Flue  
RS-BF - Room sealed balanced flue  
RS-FF - Room sealed fan flue

### NEXT SAFETY CHECK DUE BEFORE 15 July 2025

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