



# Landlord Gas Safety Record

Cert. No. 138

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

## Company / Installer

Engineer: Kenny Oxtoby  
 Company: York Heating Services Ltd  
 Address: 6 Forest Way, York, North Yorkshire  
 Post Code: YO31 1BJ  
 Tel No: 07878111999  
 Gas Safe Reg: 660648  
 ID Card No: 5646156

## Job Address

Name: The Occupier  
 Address: 59 Osbaldwick Lane, York  
 Post Code: YO10 3BL  
 Tel. No:

## Customer / Landlord

Name:  
 Company: PDA Estates  
 Address: 7 Cheviot Court, Garforth, Leeds  
 Post Code: LS25 2JU  
 Tel. No: 01904213214

## Appliance Details

## Inspection Details

	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Combination Boiler	Worcester	24 Cdi RSF	FF	Yes	Yes	13.2	NA	0.0002	14	7.5	---	---	---	Yes	Yes	Yes	Pass	Yes	Yes
2																					
3																					
4																					
5																					
6																					

## Defects / Identified

## Labels and Warning Notice Issued

## CO Alarm(s)

## Optional Checks

1									NA
2									
3									
4									
5									
6									

CO Alarm(s) fitted	Yes	Smoke Alarm(s) fitted	Yes
CO Alarm(s) tested and Satisfactory	Pass	Smoke Alarm(s) tested and Satisfactory	Pass
		Water quality/level of inhibitor acceptable	NA

Emergency Control Accessible  Yes Gas Tightness Satisfactory  YesGas Installation Pipework Visual Inspection Satisfactory  YesEquipotential Bonding  Yes**NEXT INSPECTION DUE BEFORE** 06-Nov-2025

## Comments

## Signatures

Issued by: Signed   
 Print Name:

Received Signed by:   
 Print Name:

Date