LANDLORD/HOME OWNER GAS SAFETY RECORD

Report Ref No: 45C 3912187

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually 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.

REGISTERED BUSINESS DETAILS

Reg No:
Company: Abbey Plumbing + Heating
Address: 41 Kirkdale Road
Osbaldwick, York
Postcode: YO10 3NQ
Tel: 07876492221

INSPECTION/INSTALLATION ADDRESS

Name & Title: Vacant
Address: 17 St Hildas Mew
York
Postcode: YO10 3SF Tel:

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)

Name & Title: Hardcastle Properties
Address: 305 Hull Road
York
Postcode: YO10 3LU Tel:

Number of appliances tested: 2

APPLIANCE DETAILS / FLUE TESTS / INSPECTION DETAILS

	Location	Make and Model	Type	Flue Type OF/RS/FL	Operating pressure in mbar or heat input kW/h or Btu/h	Safety device(s) correct operation Yes/No/NA	Spillage test Pass/Fail/NA	Smoke pellet flue flow test Pass/Fail/NA	Initial combustion analyser reading	Final combustion analyser reading	Satisfactory termination Yes/No/NA	Flue visual condition Pass/Fail/NA	Adequate ventilation Yes/No	Landlord's appliance Yes/No/NA	Inspected Yes/No	Appliance Visual Check Yes/No	Appliance serviced Yes/No	**Appliance Safe to Use Yes/No**
1	Landing	Vokera Unica 32	Boiler	RS	19.9	Yes	NA	NA	.0003	.0021	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
2	Kitchen	Ariston, 4 Burner	Hob	FL	20	Yes	NA	NA	—	—	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
3																		
4																		
5																		

For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a visual check for obvious defects only

Gas Installation Pipework: Satisfactory Visual Inspection: Yes ✓ No ___ Emergency Control Accessible: Yes ✓ No ___ Satisfactory Gas Tightness Test: Yes ✓ No ___ Equipotential Bonding Satisfactory: Yes ✓ No ___

	GIVE DETAILS OF ANY FAULTS	RECTIFICATION WORK CARRIED OUT	WARNING * NOTICE ISSUED Yes/No/NA	WARNING TAG or LABEL FIXED Yes/No/NA
1				
2				
3				
4				
5				

Approved Audible CO Alarms Fitted & Located Correctly**: Yes ___ No ___ N/A ✓ Are CO Alarms in Date: Yes ___ No ___ N/A ✓ Testing of CO Alarms Satisfactory: Yes ___ No ___ N/A ✓ Smoke/Heat Alarms Located & Fitted correctly**: Yes ___ No ___ N/A ✓

OTHER COMMENTS OR OBSERVATIONS

NEXT GAS SAFETY CHECK DUE BEFORE:

12/07/26

ISSUED BY (GAS ENGINEER)

Print Name: J. Dawson Signed: [signature]
Licence No: 413044 Issue Date: 10/7/25

RECEIVED BY

Received By: N/A (Delete as applicable) Tenant/Agent/Landlord/Home Owner No one present at time of visit ✓
Signed: ___ Print Name: ___