



Domestic Landlord Gas Safety Record

Inspection Date: 2 July 2025 Unique Serial No: LGSR-1751-4431-22093

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



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							Inspection 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														

Defects Identified		Remedial Action Taken		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
1	See attached detailed defects / remedial sheet				8.2	51	0.0006	8.8	67	0.0008	N/A	N/A	N/A
2													
3													
4													
5													
6													

Final Checks			
Gas Tightness Test initial value:	20 mbar	TT final value:	20 mbar
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? n/a	In date?	
Smoke alarm(s) present?	Yes	Smoke alarm(s) working?	n/a
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:	2 July 2025
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
NEXT SAFETY CHECK DUE BEFORE 2 July 2026
This certificate was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd.



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Detailed Defect / Remedial Notes

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No.	Appliance Details	Defects Identified	Remedial Action Taken
1	Kitchen Combi Boiler Ideal Logic +Combi C24 Adw 21543902036161		
2			
3			
4			
5			
6			

General Installation Defects Identified	General Installation Remedial Action Taken
Co alarm not dated - looks fairly new	Co alarm location moved from living room to kitchen where boiler is located