



# Domestic Landlord Gas Safety Record

Inspection Date: 20 November 2025

Unique Serial No:

LGSR-1763-6563-26972

Page No 1 of 1

No. of Appliances Inspected: 1

Ref:

Gas Safe Reg No: 564279



## Landlord / Agent Details

|            |                   |         |  |
|------------|-------------------|---------|--|
| Name:      | Mark Elwood       |         |  |
| Address:   | 48 Nunmill Street |         |  |
|            | York              |         |  |
| Postcode:  |                   |         |  |
| Telephone: |                   | Mobile: |  |

## Site Details

|            |                   |         |  |
|------------|-------------------|---------|--|
| Name:      | Mark Elwood       |         |  |
| Address:   | 48 Nunmill Street |         |  |
|            | Southbank         |         |  |
|            | York              |         |  |
| Postcode:  |                   |         |  |
| Telephone: |                   | Mobile: |  |

## Registered Business Details

|            |                    |         |             |
|------------|--------------------|---------|-------------|
| Name:      | Plumbing By Taylor |         |             |
| Address:   | 46 Fairway         |         |             |
|            | Rawcliffe          |         |             |
|            | 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 | Appliance<br>Inspected<br>Yes/No | Operating<br>pressure in<br>mbars or<br>heat input<br>kW/h | Safety<br>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 |
|---|----------|----------------|-----------------|----------------------|-----------------------------------------|-------------------------------------------------------------|----------------------------------|------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------|--------------------------------------|
| 1 | Kitchen  | Combi Boiler   | Worcester Bosch | Greenstar 28i Junior | RS-BF                                   | Yes                                                         | Yes                              | 20 mbar                                                    | Yes                                                           | Yes                                                | Yes                                                                            | Pass                                                 | Yes                               | Yes                                  |
| 2 |          |                |                 |                      |                                         |                                                             |                                  |                                                            |                                                               |                                                    |                                                                                |                                                      |                                   |                                      |
| 3 |          |                |                 |                      |                                         |                                                             |                                  |                                                            |                                                               |                                                    |                                                                                |                                                      |                                   |                                      |
| 4 |          |                |                 |                      |                                         |                                                             |                                  |                                                            |                                                               |                                                    |                                                                                |                                                      |                                   |                                      |
| 5 |          |                |                 |                      |                                         |                                                             |                                  |                                                            |                                                               |                                                    |                                                                                |                                                      |                                   |                                      |
| 6 |          |                |                 |                      |                                         |                                                             |                                  |                                                            |                                                               |                                                    |                                                                                |                                                      |                                   |                                      |

## Inspection Details

## 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 | N/A                 | N/A | N/A   | 33                   | 9.4 | 0.0004 | 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? 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: | 20 November 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                                                                |
| <b>NEXT SAFETY CHECK DUE<br/>BEFORE 20 November 2026</b>                                    |
| This document was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd. |