

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:	Abben Plumbing + Heating
Address:	41 Kirtale Road Osboldwick, York
Postcode:	YO10 3NQ
Tel:	07876 492221

INSPECTION / INSTALLATION ADDRESS

Name & Title:	Vacant
Address:	28 Barbican Road York
Postcode:	YO10 5AA
Tel:	

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

Name & Title:	G. Dykes
Address:	51A Heslington Road York
Postcode:	YO10 5AR
Tel:	

Number of appliances tested: 2

APPLIANCE DETAILS

	Location	Make and Model	Type	Flue Type OF/RS/FL	Operating pressure in mbar or 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	Kitchen	Ideal Vogue C40	Cab-PS	RS	19.3	Yes	NA	NA	0001	0002	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
2	Kitchen	CDA 66Cuner	Hob	FL	20	Yes	NA	NA	—	—	Yes	Pass	Yes	Yes	Yes	Yes	Yes	Yes
3																		
4																		
5																		

FLUE TESTS

INSPECTION DETAILS

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 ☐Equipmental
Bonding Satisfactory:Yes ☒ No ☐Yes ☒ No ☐Yes ☒ No ☐Yes ☒ No ☐Yes ☒ No ☐

GIVE DETAILS OF ANY FAULTS

1	
2	
3	
4	
5	

RECTIFICATION WORK CARRIED OUT

WARNING NOTICE ISSUED Yes/No/NA	WARNING TAG or LABEL FIXED Yes/No/NA

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:

27/10/26

ISSUED BY (GAS ENGINEER)

Print Name: Sue Dawson

Licence No: 41304

Signed: [Signature]

Issue Date: 27/10/25

RECEIVED BY

Received By: N/A

Signed: [Signature]

Print Name: [Signature]

No one present
at time of visit