Domestic Landlord / Homeowner Gas Safety Record

Date:	17th February 2026	Ref:	003
Gas Safe Reg No:	650680	Serial no:	GAUK01937396

Details of Registered Business	
Name:	Mark Baker Plumbing & Heating
Address:	33 Mayfield Grove
	Dringhouses
	York
	North Yorkshire
Postcode:	YO241HJ
Contact Number:	07834225181

Details of Landlord / Homeowner (or agent where appropriate)	
Name:	Buckland
Address:	5 Hatfield Close
	Rawcliffe
	York
	Yorkshire
Postcode:	YO305WH
Contact Number:	07973342059

Details of Site	
Name:	HMO
Address:	80 Lawrence St
	York
	Yorkshire
Postcode:	YO103BX
Contact Number:	N/A

Appliance Details

	Location	Type	Manufacturer	Model	Owned by Landlord	Appliance Inspected?	Flue Type
1	Kitchen	Boiler	Ideal	Logic 30	Yes	Yes	Room sealed fan flue

Inspection Details

	Operating Pressure (mbars) or heat input (kW/h)	Safety devices operating correctly?	Satisfactory Ventilation?	Visual condition of flue & termination.	Flue operation checks.	Combustion analyser reading.	Was appliance serviced?	Is appliance safe to use?	Visual inspection only?
1	19 mbars	Yes	Yes	Pass	Pass	0.0006	Yes	Yes	No

Final check results

Outcome of gas tightness test	Pass
Is the main protective equipotential bonding satisfactory?	Yes
Is the emergency control accessible?	Yes
Satisfactory visual inspection of gas installation pipework?	Yes
CO alarm fitted and working?	Yes
Smoke/fire alarm fitted and working?	Yes

Notes

Airbrick within 300mm of flue - LL to arrange blocking up ASAP

Defects Identified		Remedial Work Details	Label & Warning Notice	Combustion Performance Readings					
				Low			High		
				CO	CO^2	Ratio	CO	CO^2	Ratio
1			No	N/A	N/A	N/A	89	9.9	0.0006

Next Inspection Is Due Before:

17th February 2027

Record Issued By:			
Signature:			
Gas Engineer	Mark Baker		
Gas Safe Licence	650680	Date	17th February 2026

Received By:			
Signature:	.		
Name	Paul Buckland		
Position	Landlord	Date	17th February 2026

This record can be used to document the outcome of checks and tests required by The Gas Safety (Installation and Use) Regulations 1998 as amended by the Gas Safety (Installation and Use) (Amendment) Regulations 2018. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business / engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.