



Domestic Landlord Gas Safety Record

Inspection Date: 30 December 2025

Unique Serial No:

LGSR-1764-7651-72348

Page No 1 of 1

No. of Appliances Inspected: 2

Ref:

Gas Safe Reg No: 564279



Landlord / Agent Details

Name:	IG Property services limited		
Address:	22 High Petergate		
	York		
Postcode:	YO17EH		
Telephone:		Mobile:	

Site Details

Name:	IG Property services limited		
Address:	93 Newland Park Drive		
	York		
Postcode:	YO		
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 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	Hob			FL	Yes	Yes	21.72 mbar	Yes	Yes	Yes	n/a	No	Yes
2	Roof Space	Combi Boiler	Worcester Bosch	Greenstar 28iJunior	RS-BF	Yes	Yes	20.05 mbar	Yes	Yes	Yes	Pass	Yes	Yes
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	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	138ppm	9.8	0.0014	N/A	N/A	N/A
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:	Camaron Taylor		
Operative ID No:	5753224	Date:	3 December 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 30 December 2026	
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