



Domestic Landlord Gas Safety Record

Inspection Date: 13 August 2024

Unique Serial No:

LGSR-1723-5606-52239

Page No

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No. of Appliances Inspected: 1

Ref:

Gas Safe Reg No: 512182



Landlord / Agent Details

Name:	Denise Wright		
Address:	Mill Lane		
	Acaster Malbis		
Postcode:	YO232UL		
Telephone:		Mobile:	

Site Details

Name:	Unknown		
Address:	68 Cemetery Road		
	York		
Postcode:	YO105AJ		
Telephone:		Mobile:	

Registered Business Details

Name:	R N Able		
Address:	24 Third Avenue		
	Heworth		
	York		
Postcode:	YO31 OTX		
Telephone:		Mobile:	07877526451

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	Combi Boiler	Worcester Bosch	Greenstar 24i Junior	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	15	9.3	0.0002	97	10	0.0010	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:

Richard Neighbour

Operative ID No:

3690968

Date: 13 August 2024

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 13 August 2025**

This certificate was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd.



Additional Notes



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Additional Notes

Fan -5.8 mbar