

Landlord/Homeowner Gas Safety Record – CP12

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.

Certificate No. 861



Registered Business	Site Address	Landlord/Agent/Homeowner
John Wright Electrical and Mechanical Services Ltd Unit 1 Common Road Dunnington York North Yorkshire YO19 5PD 01904 424114 Gas Safe Reg No: 501820	33 Abbotsford Road York North Yorkshire YO10 3EE	Simpson's Properties - Student Homes The Catalyst York Science Park York North Yorkshire YO10 5GA

No.	Location	Appliance Type	Make & Model	Flue type	Owned by Landlord	Appliance Inspected?
1	Kitchen	Combination Boiler	Vaillant ecoTEC plus 832	RS	Yes	Yes
2						
3						
4						

No.	Operating pressure or heat input	Safety device(s) operating correctly	Ventilation satisfactory	Visual condition of flue & termination	Flue operation checks	Combustion analyser reading	Appliance Serviced?	Safe to use
1	18.93 mbar	Pass	N/A	Pass	Pass	0.0003	Yes	Yes
2								
3								
4								

No.	Defects Identified	Warning/Advice Notice Issued	Remedial Action Taken
1			
2			
3			
4			




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Approved CO alarm	Yes	Gas installation pipework visual inspection	Yes	Comments
CO alarm in date	Yes	Number of appliances tested	1	
Tested CO alarm	Yes	Emergency control valve accessible	Yes	
Gas tightness test	Yes	Protective equipotential bonding satisfactory	Yes	

Further Readings								
No.	CO	CO ₂	O ₂	CO / CO ₂ Ratio	Working pressure at meter	Working pressure at appliance	Flue gas temperature	Gas rate (if applicable)
1	30 ppm	9.0 %	5.0 %	0.0003	19.71 Mbar	18.93 Mbar	55 °C	2.9 m ³ /hr
2								
3								
4								

Gas Engineer Details	Report Received By	Certificate Information
Name: Jake Sanderson Gas Safe ID: 5759435 Signature: 	Received by: No person present Name: Signature:	Certificate Number: 861 Date of certificate: 17/03/25 Next service due on or before: 17/03/26