# Landlord Gas Safety Record

Cert. No. 1275

**W.Duggan Plumbing & Heating**

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998 section 26(9) and the Gas Industry Unsafe Situations Procedure.

## Company / Installer

| | |
|---|---|
| Engineer | Wayne Duggan |
| Company | W.Duggan Plumbing & Heating |
| Address | Park View |
| | York Road |
| | North Duffield, Selby |
| | North Yorkshire |
| Post Code | YO8 5RU |
| Tel No. | 07740804161 |
| Gas Safe Reg | 22202 |
| ID Card No. | 5287064 |

## Job Address

| | |
|---|---|
| Name | |
| Address | Basement flat 23 |
| | Park Street |
| | York |
| | York |
| Post Code | YO24 1BQ |
| Tel. No | |

## Customer / Landlord

| | |
|---|---|
| Name | |
| Company | Executors of D.Leeper deceased |
| Address | 12 |
| | Station Road |
| | Upper Poppleton |
| | York |
| Post Code | YO26 6PY |
| Tel. No | |

## Appliance Details / Inspection Details

| | Location | Appliance Type | Make | Model | Flue Type | Landlord's Appliance | Appliance Inspected | Operating Pressure (mbar) | Heat Input (kW/h) | High Combustion Reading | | | Low Combustion Reading | | | Safety device(s) correct operation | Ventilation Provision satisfactory | Visual condition of flue and termination satisfactory | Flue Performance test | Appliance Serviced | Appliance safe to use |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | Ratio | CO ppm | CO2 % | Ratio | CO ppm | CO2 % | | | | | | |
| 1 | Kitchen Cupboard | Boiler | Ideal | Logic + 30 | RS | Yes | Yes | 17.94 | 30 | 0.0012 | 110 | 9.3 | 0.0004 | 37 | 9.0 | Yes | Yes | Yes | Pass | Yes | Yes |
| 2 | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | |

## Defects / Identified

Labels and Warning Notice Issued

| | | |
|---|---|---|
| 1 | | NA |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

## CO Alarm(s)

| | |
|---|---|
| CO Alarm(s) fitted | Yes |
| CO Alarm(s) tested and Satisfactory | Pass |

Emergency Control Accessible Yes  Gas Tightness Satisfactory Yes

Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding Yes

**NEXT INSPECTION DUE BEFORE** 04-Nov-2026

## Comments

## Signatures

Issued by: Signed

Print Name Wayne Duggan

Received by: Signed

Print Name

Date 27-Oct-2025