Domestic Landlord Gas Safety Record

Page No	1 of 1
No. of Appliances Inspected:	1
Ref:	
Gas Safe Reg No:	564279

Inspection Date:	29 December 2025	Unique Serial No:	LGSR-1765-2835-75902

Landlord / Agent Details

Name:	Mark Ellwood		
Address:	2 East lodge Skipwith Rd York		
Postcode:	YO196EG		
Telephone:		Mobile:	

Site Details

Name:	Mark Ellwood		
Address:	7 Lang Ave York		
Postcode:			
Telephone:		Mobile:	

Registered Business Details

Name:	Plumbing By Taylor		
Address:	46 Fairway Rawcliffe York		
Postcode:	YO305QA		
Telephone:	01904631227	Mobile:	07766984425

Appliance Details / Inspection 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	Ideal	C30 Max	RS-BF	Yes	Yes	20.23 mbar	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 CO	CO2	Ratio	2nd Reading/Max/High CO	CO2	Ratio	3rd Reading/Ign/Other CO	CO2	Ratio
1				N/A	N/A	N/A	113ppm	9.4	0.0012	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:	Camaron Taylor		
Operative ID No:	5753224	Date:	9 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 29 December 2026

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