Domestic Landlord / Homeowner Gas Safety Record

Date:	4th January 2026	Ref:	
Gas Safe Reg No:	658474	Serial no:	GAUK01869996

Details of Registered Business	
Name:	York plumbing & boilers
Address:	3 Raynard Court
	Bellhouse Way
	York
	North Yorkshire
Postcode:	YO243GA
Contact Number:	07964747307

Details of Landlord / Homeowner (or agent where appropriate)	
Name:	Paul Blackwell
Address:	68 Ambrose Street
	York
	North Yorkshire
Postcode:	YO10 4DR
Contact Number:	

Details of Site	
Name:	Paul Blackwell
Address:	68 Ambrose Street
	York
	North Yorkshire
Postcode:	YO10 4DR
Contact Number:	

Appliance Details

	Location	Type	Manufacturer	Model	Owned by Landlord	Appliance Inspected?	Flue Type
1	Bedroom	Combination boiler	Ideal	Esprit 2	No	No	Room sealed fan flue

Inspection Details

	Operating Pressure (mbars) or heat input (kW/h)	Safety devices operating correctly?	Satisfactory Ventilation?	Visual condition of flue & termination.	Flue operation checks.	Combustion analyser reading.	Was appliance serviced?	Is appliance safe to use?	Visual inspection only?
1	23.8 kW/h	Yes	Yes	Pass	Pass	0.0013	No	Yes	No

Final check results

Outcome of gas tightness test	Pass
Is the main protective equipotential bonding satisfactory?	Yes
Is the emergency control accessible?	Yes
Satisfactory visual inspection of gas installation pipework?	Yes
CO alarm fitted and working?	Yes
Smoke/fire alarm fitted and working?	Yes

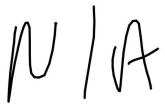
Notes

Defects Identified		Remedial Work Details	Label & Warning Notice	Combustion Performance Readings					
				Low			High		
				CO	CO^2	Ratio	CO	CO^2	Ratio
1			No	101	9.0	0.0008	124	9.4	0.0013

Next Inspection Is Due Before:

4th January 2027

Record Issued By:			
Signature:			
Gas Engineer	Jason stead		
Gas Safe Licence		Date	4th January 2026

Received By:			
Signature:			
Name	Paul		
Position	Landlord	Date	4th January 2026

This record can be used to document the outcome of checks and tests required by The Gas Safety (Installation and Use) Regulations 1998 as amended by the Gas Safety (Installation and Use) (Amendment) Regulations 2018. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business / engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.