

Domestic Landlord Gas Safety Record

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

Inspection Date:	15 June 2025	Unique Serial No:	LGSR-1749-5539-45767

Landlord / Agent Details

Name:	IG Property services limited		
Address:	22 High Petergate York		
Postcode:	YO17EH		
Telephone:		Mobile:	

Site Details

Name:	IG Property services limited		
Address:	146 Fifth 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	Roof Space	System Boiler	Ideal	Vogue S32	RS-BF	Yes		21.19 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			2nd Reading/Max/High			3rd Reading/Ign/Other		
	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio
1	N/A	N/A	N/A	61ppm	8.6	0.0007	N/A	N/A	N/A
2									
3									
4									
5									
6									

Final Checks

Gas Tightness Test initial value:	20.00 mbar	TT final value:	20.00		
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:	10 June 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 15 June 2026

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