



Landlord Gas Safety Record

Cert. No. 865

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.

Simtec Plumbing And Heating

Company / Installer

Engineer Deklan Simpson
 Company Simtec Plumbing And Heating
 Address Simtec Heating.The Raylor Centre
 James Street
 York
 Post Code YO103DW
 Tel No. 01904412109
 Gas Safe Reg 3916101
 ID Card No. 3916101

Job Address

Name
 Address 16
 Claremont Terrace
 York
 York
 Post Code YO31 7EJ
 Tel. No

Customer / Landlord

Name
 Company Adam Bennetts
 Address 58
 Gillygate
 York
 Post Code YO31 7eq
 Tel. No 01904611611

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	Combination Boiler	Ideal	Instinct 2 35	RS	Yes	Yes	19.5	35	0.0008	78	9.8	0.0006	54	9.6	Yes	Yes	Yes	Pass	No	Yes
2																					
3																					
4																					
5																					
6																					

Defects / Identified

Labels and Warning Notice Issued

CO Alarm(s)

1	Advisory - Vertical flue, within 600mm of openable velux window, advised tenants not to use window. Recommend window to be permanently sealed. Not in line with current requirements	NA	CO Alarm(s) fitted	Yes
2			CO Alarm(s) tested and Satisfactory	Pass
3				
4				
5				
6				

Emergency Control Accessible Gas Tightness Satisfactory Gas Installation Pipework Visual Inspection Satisfactory Equipotential Bonding

Comments

Signatures

Issued by: Signed

Print Name

Deklan Simpson

Received Signed by:

Print Name

Date

01-Jul-2026

NEXT INSPECTION DUE BEFORE

01-Jul-2027