

Domestic Landlord Gas Safety Record

Inspection Date: 22 August 2018

Unique Serial No:

LGSR-1471-9681-23129

Page No 1 of 1

No. of Appliances Inspected: 1

Ref: 33WR24EWLGSR

Gas Safe Reg No: 221090



Landlord / Agent Details

Name: Perry Bowden
Address: Pemberley Cottage
Stocks Lane, Newland, Malvern
Worcestershire
Postcode: WR13 5AZ
Telephone: Mobile: 07432604880

Site Details

Name: Students
Address: 33 Bransford Road
St Johns
Worcester
Postcode: WR2 4EW
Telephone: Mobile:

Registered Business Details

Name: SAFE HEAT GAS & PLUMBING
Address: 50 Queens Road
Sedgley
West Midlands
Postcode: DY3 1HL
Telephone: 01902 564131 Mobile: 07889190113

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	Lounge / Living Room	Combi Boiler	Ferrolti	Modena 80E	RS-FF	Yes	Yes	24.6 kW/h	Yes	Yes	Yes	n/a	Yes	Yes
2														
3														
4														
5														
6														

Defects Identified

Remedial Action Taken

Warning Notice issued
Yes (serial) / No

Combustion Analysis Readings

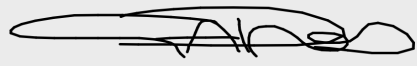

	1st Reading/Min/Low			2nd Reading/Max/High			3rd Reading/Ign/Other		
	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio
1	35	4.99%	.0006	22	2.58%	.0009	N/A	N/A	N/A
2									
3									
4									
5									
6									

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: Gavin Priest
Operative ID No: 4303617 Date: 22 August 2018
Received by: Signed 
Name: Perry Bowden
Position: Landlord Date: 22 August 2018

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 22 August 2019**

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