

Domestic Landlord Gas Safety Record

Inspection Date: 10 August 2018

Unique Serial No: LGSR-1533-9082-17916

Page No 1 of 2

No. of Appliances Inspected: 2

Ref:

Gas Safe Reg No: 221521



Landlord / Agent Details

Name:	J Young
Address:	31 Spaldwick Road Stow Longa
Postcode:	PE28 0TL
Telephone:	Mobile:

Site Details

Name:	Tenant
Address:	102 Clifton Road Aberdeen
Postcode:	ABAB24 4RJ
Telephone:	Mobile:

Registered Business Details

Name:	Swes & Ashgrove Ltd
Address:	278-280 Clifton Road Aberdeen
Postcode:	AB24 4HP
Telephone:	01224 487307
Mobile:	

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	System Boiler	Potterton	Precision	RS-FF	Yes	Yes	21.09 mbar/19.07	Yes	Yes	Yes	Pass	No	Yes
2	Kitchen	Cooker	Hotpoint	Cucina	FL	Yes	Yes	7.21 kW/h	Yes	Yes	n/a	n/a	No	Yes
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

No	N/A	N/A	N/A	29	8.4	0.0003	N/A	N/A	N/A
No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

See attached detailed defects / remedial sheet

Final Checks

Gas Tightness Test initial value:	22.41 mbar	TT final value:	22.22
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:	Michael Fraser
Operative ID No:	4385194
Date:	10 August 2018
Received by: Signed	
Name:	J Young
Position:	landlord
Date:	10 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 10 August 2019**

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Detailed Defect / Remedial Notes

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No.	Appliance Details	Defects Identified	Remedial Action Taken
1	Kitchen		
	System Boiler		
	Potterton		
	Precision		
	KJC114860260AC		
2	Kitchen		
	Cooker		
	Hotpoint		
	Cucina		
	705186629		
3			
4			
5			
6			

General Installation Defects Identified

General Installation Remedial Action Taken

Mains carbon monoxide detector. One not working but has power to it.