

# Domestic Landlord Gas Safety Record

Inspection Date: 18 August 2023 Unique Serial No: LGSR-1692-3601-67652

Page No 1 of 1  
 No. of Appliances Inspected: 1  
 Ref:  
 Gas Safe Reg No: 524309



## Landlord / Agent Details

Name: Andrew Ambrose-Thurman  
 Address: 20 Donnini Place  
 Durham  
 England  
 Postcode: DH11ES  
 Telephone: 07505415392 Mobile:

## Site Details

Name: Andrew Ambrose-Thurman  
 Address: 20 Donnini Place  
 Durham  
 England  
 Postcode: DH11ES  
 Telephone: 07505415392 Mobile:

## Registered Business Details

Name: OTS Heating Services  
 Address: Unit 7  
 Dragonville Industrial Park, Dragonlane  
 Durham  
 Postcode: DH1 2XJ  
 Telephone: 01913727198 Mobile: 07525346494

## Appliance Details

|   | Location | Appliance Type | Make | Model | Flue Type<br>FL/ OF<br>RS-BF /<br>RS-FF | Landlord's<br>Appliance<br>(if applicable)<br>Yes / No / NA |
|---|----------|----------------|------|-------|---|---|
| 1 | Utility  | Combi          | Baxi | 830   | RS-FF                                   | Yes   |
| 2 |          |                |      |       |   |   |
| 3 |          |                |      |       |   |   |
| 4 |          |                |      |       |   |   |
| 5 |          |                |      |       |   |   |
| 6 |          |                |      |       |   |   |

## Inspection Details

| Appliance Inspected<br>Yes/No | Operating pressure in<br>mbars or<br>heat input<br>kW/h | Safety device(s)<br>correct<br>operation<br>Yes /No<br>/NA | Ventilation<br>provision<br>satisfactory<br>Yes/No | Visual<br>condition of<br>flue and<br>termination<br>satisfactory<br>Yes/No/NA | Flue<br>Performance<br>Checks<br>Pass / Fail /<br>NA | Appliance<br>serviced<br>Yes / No | Appliance<br>safe to use<br>Yes / No |
|-------------------------------|---|--|--|--|--|-----------------------------------|--------------------------------------|
| Yes                           | 19.5 mbar/30.27   | Yes  | Yes  | Yes  | Pass   | Yes                               | Yes                                  |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |
|                               |   |  |  |  |  |                                   |                                      |

## 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 | 14                  | 4.4 | 0.0003 | 39                   | 5.2 | 0.0007 | N/A                   | N/A | N/A   |
| 2 |                     |     |        |                      |     |        |                       |     |       |
| 3 |                     |     |        |                      |     |        |                       |     |       |
| 4 |                     |     |        |                      |     |        |                       |     |       |
| 5 |                     |     |        |                      |     |        |                       |     |       |
| 6 |                     |     |        |                      |     |        |                       |     |       |

## Final Checks

Gas Tightness Test initial value: 21 mbar TT final value: 21 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: Luke Bell  
 Operative ID No: 5527691 Date: 18 August 2023  
 Received by: Signed   
 Name: Andrew Ambrose-Thurman  
 Position: Date: 18 August 2023

## 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 18 August 2024**

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