

Domestic Landlord Gas Safety Record

Inspection Date: 20 August 2025

Unique Serial No:

LGSR-1755-6957-33405

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:	No One Present		
Address:	20 Donnini Place		
	Durham		
	England		
Postcode:	DH11ES		
Telephone:	07505415392	Mobile:	

Registered Business Details

Name:	OTS Heating Services		
Address:	40A		
	Carville		
	Durham		
Postcode:	DH1 1AS		
Telephone:	01913727198	Mobile:	07525346494

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	Utility	Combi	Baxi	830	RS-FF	Yes		21 mbar/29.33 kW/	Yes	Yes	Yes	Pass	n/a	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	19	7.5	0.0003	27	8.2	0.0003	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?	

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: Stephen Cooper

Operative ID No: 524309

Date: 20 August 2025

Received by: Signed

Name:

Position:

Date: 20 August 2025

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 20 August 2026**

This document was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd.