

Domestic Landlord Gas Safety Record

Inspection Date: 27 July 2026

Unique Serial No:

LGSR-1785-1464-79125

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	Yes	17 mbar/28 kW/h	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	22	7.3	0.0003	27	8.1	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? 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:	Stephen Cooper		
Operative ID No:	5955523	Date:	27 July 2026
Received by: Signed			
Name:	Andrew Ambrose-Thurman		
Position:	Homeowner	Date:	27 July 2026

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 27 July 2027
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