

# Domestic Landlord Gas Safety Record

Inspection Date: 31 May 2024

Unique Serial No: LGSR-1717-1450-75174

 Page No 1 of 1  
 No. of Appliances Inspected: 1  
 Ref:  
 Gas Safe Reg No: 3538242


## Landlord / Agent Details

Name:	A1 Property Letting
Address:	3 Northgate Street Aberystwyth Ceredigion
Postcode:	SY232JS
Telephone:	Mobile:

## Site Details

Name:	
Address:	5 Infirmary Road Aberystwyth Ceredigion
Postcode:	
Telephone:	Mobile:

## Registered Business Details

Name:	Mark Roberts Plumbing & Heating
Address:	46 Maes Crugiau Rhydyfelin Ceredigion
Postcode:	SY23 4PP
Telephone:	Mobile: 07792061449

## 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	Combi Boiler	Worcester Bosch	440 CDI	FL	Yes	Yes	19.1 mbar	Yes	Yes	Yes	Pass	Yes	Yes
2														
3														
4														
5														
6														

## Defects Identified

## Remedial Action Taken

 Warning Notice issued  
 Yes (serial) / No


## Combustion Analysis Readings

	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	Electrodes cleaned & expansion vessel charged			N/A	N/A	N/A	38	9.32	0.0004	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? n/a		
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:	Mark Roberts
Operative ID No:	3538242
Date:	31 May 2024
Received by: Signed	
Name:	
Position:	Date:

## 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 31 May 2025

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