



Domestic/Landlord Gas Safety Record

Safety inspection and reporting carried out in accordance with Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure. Unless stated otherwise, no detailed internal inspection of flues (Integrity, Construction and Lining) has been carried out.
This safety check complies with (but is not limited to) Regulation 26(9) of GSIUR.

Certificate Reference

90 Ealing Avenue 11

Certificate No: Cert.2269

Engineers Details

Trading Title: PLUMBANDHEAT.ME

Address: Piccadilly Business Centre
Aldow Enterprise Park
Manchester
Post Code: M12 6AE

Gas Safe No: 559973 Telephone No: 07929854373

Installation Details

Installation Address: 90 Ealing Avenue Central Properties
90 Ealing Avenue Rusholme
Manchester
Post Code: M14 5WF

Telephone No:

Client Details

Client Address: Central Properties
100 Birchfields Road
Fallowfield
Manchester
Post Code: M146PH

Telephone No: 01612243044

Appliance Details

Inspection Details

	Location	Appliance Type	Make	Model	Combustion LOW (CO2% or CO/CO2 ratio)	Combustion HIGH (CO2% or CO/CO2 ratio)	Heat Input (KW) or Operating Pressure (Mbar)	CO Reading (ppm)	Appliance Inspected (YES/NO/NA/IO) (IO = Visual Inspection Only)	Flue Type (OF/RS/FL)	Landlords Appliance (YES/NO/NA)	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 Test (PASS/FAIL/NA)	Appliance Serviced (YES/NO/NA)	Appliance Safe To Use (YES/NO)
1	Kitchen	Combi boiler	Worcester	Greenstar 28 i junior HE	0.0000	0.0007	18 mb	71	YES	RS	YES	YES	YES	YES	PASS	NO	YES
2																	
3																	
4																	
5																	

Faults/Notes

Remedial Work Taken

Warning Notice Fixed

1	Boiler HEX -5.34	
2		
3		
4		
5		

Emergency Control Valve Accessible: YES Gas Tightness Satisfactory: YES

Gas Installation Pipework Visual Inspection Satisfactory: YES

Number of Appliances Tested: 1 Equipotential Bonding: YES

NEXT INSPECTION DUE ON OR BEFORE: Tue-13-10-2026 Installation Pass: YES

CO Alarm fitted & working? YES Smoke alarm fitted & working? YES

Signatures

Report Issued By:

Name: Robert Whiteoak

Report Received By:

Name:

Gas ID Number: 5797211

Signed:

Date: Tue-07-10-2025

Signed:

Date: Tue-07-10-2025