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: 12 Argyle Avenue 12

Certificate No: Cert.2485

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:
12 Argyle Avenue Central Properties
12 Argyle Avenue Victoria Park
Manchester
Post Code: M14 5PX

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)	FlueType (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	Central heating boiler	Worcester	nstar 8000 + GR8701iW	0.0002	0.0006	18 mb	53	YES	RS	YES	YES	YES	YES	PASS	YES	YES
2																	
3																	
4																	
5																	

	Faults/Notes	Remedial Work Taken	Warning Notice Fixed
1	Boiler HEX -4.8		NA
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: Wed-13-10-2027

Installation Pass: YES

CO Alarm fitted & working? YES

Smoke alarm fitted & working? YES

Signatures

Gas ID Number: 6020636

Report Issued By:

Name: Robert Whiteoak

Signed:

Date: Wed-30-09-2026

Report Received By:

Name:

Signed:

Date: Wed-30-09-2026

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For appliances not owned by the Landlord the recorded 'Appliance Safe' response is based on a visual check for obvious defects only.