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: 78 Finchley Road 12

Certificate No: Cert.2476

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: 78 Finchley Road Central Properties, 78 Finchley Road Fallowfield, Manchester, Post Code: M14 6EW

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/I/O) (I/O = 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	Inder Stairs Cupboar	Combi boiler	Worcester	eenstar 34 CDi Classic E	0.0001	0.0006	17 mb	51	YES	RS	YES	YES	YES	YES	PASS	NO	YES
2																	
3																	
4																	
5																	

Faults/Notes / Remedial Work Taken / Warning Notice Fixed

	Faults/Notes	Remedial Work Taken	Warning Notice Fixed
1	Boiler HEX -6.97		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

Report Issued By:

Name: Robert Whiteoak

Signed:

Date: Mon-28-09-2026

Report Received By:

Name:

Signed:

Date: Mon-28-09-2026

Gas ID Number: 6020636

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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.