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 12

Certificate No: Cert.2480

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)	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	Combi boiler	Worcester	Greenstar 28 i junior HE	0.0000	0.0008	18 mb	75	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		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: Mon-28-09-2026

Report Received By:

Name:

Signed:

Date: Mon-28-09-2026

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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.