

# Domestic Landlord Gas Safety Record

Inspection Date: 26 April 2022

Unique Serial No:

LGSR-1650-9771-50863

Page No 1 of 1

No. of Appliances Inspected: 2

Ref:

Gas Safe Reg No: 552272

## Landlord / Agent Details

Name:	Open Rent
Address:	376 Shroffold Road Bromley
Postcode:	BR1 5JE
Telephone:	Mobile:

## Site Details

Name:	Open Rent
Address:	376 Shroffold Road Bromley
Postcode:	BR1 5JE
Telephone:	Mobile:

## Registered Business Details

Name:	Landlord Certificates Ltd
Address:	11 Hatch Lane London
Postcode:	E4 6LP
Telephone:	02037725959 Mobile:

## 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	Cupboard	Combi Boiler	Vaillant	ECOTEC PRO 24	RS-FF	Yes	Yes	22.06 kW/h	Yes	Yes	Yes	Pass	No	Yes
2	Kitchen	Hob	Lamona	Unknown	FL	Yes	Yes	8.05 kW/h	Yes	Yes	Yes	Pass	No	Yes
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	CO readings are high	Book in a gas/air adjustment ASAP.		182	4.7	.0039	182	4.7	.0039	182	4.7	.0039
2				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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			No
CO alarm present? No	CO alarm working? n/a	In date?	n/a
Smoke alarm(s) present?	Yes	Smoke alarm(s) working?	Yes
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:	Darren Bryan
Operative ID No:	5079306
Date:	26 April 2022
Received by: Signed	
Name:	
Position:	Landlord
Date:	26 April 2022

## Flue Types Key

FL - Flueless
OF - Open Flue
RS-BF - Room sealed balanced flue
RS-FF - Room sealed fan flue
<b>NEXT SAFETY CHECK DUE BEFORE 26 April 2023</b>
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