



# Domestic Landlord Gas Safety Record

Page No 1 of 2  
 No. of Appliances Inspected: 2  
 Ref:  
 Gas Safe Reg No: 633312



Inspection Date: 18 May 2020 Unique Serial No: LGSR-1589-7897-36657

Landlord / Agent Details	
Name:	Akvile Nikitina
Address:	109 School Drive Aberdeen
Postcode:	AB24 1TD
Telephone:	Mobile: 07869784281

Site Details	
Name:	Akvile Nikitina
Address:	109 School Drive Aberdeen
Postcode:	AB24 1TD
Telephone:	Mobile: 07869784281

Registered Business Details	
Name:	DK Plumbing and Heating
Address:	78 Braeside Place Aberdeen
Postcode:	AB15 7TU
Telephone:	07726115496 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	Kitchen	Combi Boiler	Ideal	Espirit Eco 30	RS-FF	Yes	Yes	28.04 kW/h	Yes	Yes	No	Pass	Yes	Yes
2	Kitchen	Hob	NA	NA	OF	Yes					Visual Inspection Only			n/a
3														
4														
5														
6														

	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	<h1>See attached detailed defects / remedial sheet</h1>		GWN-1589-7898-38412	N/A	N/A	N/A	85	8.7	0009	N/A	N/A	N/A	
2													
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			Yes
CO alarm present? Yes	CO alarm working? Yes	In date?	n/a
Smoke alarm(s) present?	n/a	Smoke alarm(s) working?	n/a
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:	Douglas Kay
Operative ID No:	4798416 Date: 18 May 2020
Received by: Signed	
Name:	NA
Position:	Date: 18 May 2020

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 18 May 2021</b>
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## Detailed Defect / Remedial Notes

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Page No	2 of 2
No. of Appliances Tested:	2
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No.	Appliance Details	Defects Identified	Remedial Action Taken
1	Kitchen Combi Boiler Ideal Espirit Eco 30 NA	Flue not supported Condensate pipe not supported Filling loop connected Cables not clipped Flue test point cracked (no escape)	Flue not clipped and condensate not clipped = At Risk  Asked customer to isolate boiler - customer refused
2	Kitchen Hob NA NA NA	No flame failure safety device	NA
3			
4			
5			
6			

General Installation Defects Identified	General Installation Remedial Action Taken
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None

None