



Inspection Date: 19 August 2024 Unique Serial No: LGSR-1724-0511-66032

Landlord / Agent Details	
Name:	Andrew Ambrose-Thurman
Address:	20 Donnini Place Durham England
Postcode:	DH11ES
Telephone:	07505415392 Mobile:

Site Details	
Name:	Andrew Ambrose-Thurman
Address:	20 Donnini Place Durham England
Postcode:	DH11ES
Telephone:	07505415392 Mobile:

Registered Business Details	
Name:	OTS Heating Services
Address:	40A Carville Durham
Postcode:	DH1 1AS
Telephone:	01913727198 Mobile: 07525346494

Appliance Details						
	Location	Appliance Type	Make	Model	Flue Type FL/ OF RS-BF / RS-FF	Landlord's Appliance (if applicable) Yes / No / NA
1	Utility	Combi	Baxi	830	RS-FF	Yes
2						
3						
4						
5						
6						

Inspection Details									
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		
Yes	19 mbar/31.43 kW/	Yes	Yes	Yes	Pass	Yes	Yes		


Defects Identified
1
2
3
4
5
6

Remedial Action Taken

Warning Notice issued Yes (serial) / No
n/a

Combustion Analysis Readings								
1st Reading/Min/Low			2nd Reading/Max/High			3rd Reading/Ign/Other		
CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio
12	8.1	0.0001	62	8.8	0.0008	20.9	N/A	N/A

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?	Yes
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:	Niall Kemp
Operative ID No:	5541980 Date: 19 August 2024
Received by: Signed	
Name:	Andrew Ambrose Thurman
Position:	Landlord Date: 19 August 2024

Flue Types Key
FL - Flueless
OF - Open Flue
RS-BF - Room sealed balanced flue
RS-FF - Room sealed fan flue
NEXT SAFETY CHECK DUE BEFORE 19 August 2025
This document was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd.