



# Homeowner / Landlord Gas Safety Record

Cert No.

No. 0385

No. Appliances

1

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually 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.  
Registered Business/engineer details can be checked at [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk) or by calling 0800 408 5500

Company / Installer		Inspection / Installation Address				Landlord / Agent / Customer			
Engineer	Lee fowler	Name	The Occupier Ollie Waite			Name	James cardus		
Company	Pinnacle plumbing & heating	Address	Flat 3 7 hollybank Leeds			Company Name	Parade properties		
Address	1 Hopefield Crescent, Rothwell, Leeds, LS26 0GH	Postcode	LS6 4dj			Address	Parade chambers North Lane Leeds West Yorkshire		
Tel No.	07949292201	Mobile				Postcode	LS6 3hp		
Gas Safe Reg.	937597	Landline				Email	James@cardus.co.uk		
ID Card No.	5467555	Email				Phone			
Email	Info.landmplumbingandheatingtd@gmail.com	Unique Property Reference Number				Unique Property Reference Number			

Appliance Details							Flue Tests						Inspection Details												
#	Location	Make	Model	Type	Serial No	GC Number	Flue Type	Operating pressure (mBar) or heat input (kW/h or Btu/h)	Safety Device(s) correct operation	Spillage test	Smoke Pellet Flue Flow Test	Initial (low) combustion analyser reading			Final (high) Combustion analyser reading			Satisfactory Termination	Flue visual condition	Adequate ventilation	Landlord's appliance	Inspected	Appliance visual check	Appliance serviced	Appliance safe to use
												Ratio	CO ppm	CO2 (%)	Ratio	CO ppm	CO2 (%)								
1	Bedroom	Baxi	824	Combination Boiler			RS	24 kw	Yes	N/A	N/A	0001	9	8.4	0015	146	9.4	Yes	Pass	N/A	Yes	Yes	Yes	Yes	Yes
2																									
3																									
4																									
5																									

Gas Installation Pipework										Audible CO Alarms					
Satisfactory Visual Inspection		Emergency Control Accessible		Satisfactory Gas Tightness Test		Equipotential Bonding Satisfaction		Approved CO Alarms Fitted		Are CO Alarms in Date		Testing CO Alarms		Smoke Alarms Fitted	
Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓	Yes	✓
No	—	No	—	No	—	No	—	No	—	No	—	No	—	No	—
N/A	—	N/A	—	N/A	—	N/A	—	N/A	—	N/A	—	N/A	—	N/A	—

Give Details of Any Faults	Rectification Work Carried Out

Details of Works

Has flue cap been put back?
Yes

Signatures

Signed		Received By		Date	14/04/2026
Print Name	Lee fowler	Print Name	Ollie Waite	Next Inspection Date	10/06/2027