



Property Description: A two bedroom end terraced cottage situated on a quiet no through road off London Road. There are local amenities within short walking distance including Aldi supermarket, food outlets, B&Q and The Harraby Inn. There are regular bus services on London Road. Also within walking distance is local large employer Two Sisters Food Group. The property briefly comprises: modern fitted kitchen with range cooker, spacious living room with gas fire, double bedroom with ornamental fire grate, single bedroom, and bathroom with shower over bath. Outside are low maintenance front and rear paved yards with the front providing off street parking if required. Gas central heating. Double glazing. No pets.



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 DETAILS

Reg No: 6032746

Company: Selway Plumbing

Address: 13 Holghell cres

Carlisle

Postcode: CA12 7D

Tel:

INSPECTION/INSTALLATION ADDRESS

Name & Title:

Address: 810 GRANGE Rd

Carlisle

Postcode:

Tel:

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)

Name & Title:

Address:

Postcode:

Tel:

Number of appliances tested: 3

APPLIANCE DETAILS

Location	Make and Model	Type	Flue Type OF/RS/FL kW/in or BURN	Operating pressure in heat input	Safety device(s) correct operation Yes/No/NA	Spillage test Pass/Fail/NA	Smoke pellet flue flow test Pass/Fail/NA	Initial combustion analyser reading	Final combustion analyser reading	Satisfactory termination Yes/No/NA	Flue visual condition Pass/Fail/NA	Adequate ventilation Yes/No	Landlord's appliance Yes/No/NA	Inspected Yes/No	Appliance Visual Check Yes/No	Appliance serviced Yes/No	Appliance Safe to Use Yes/No
1 Kitchen	Baxi Duo-TEC	Boiler	R/S	20	YES	N/A	N/A	0.006	0.008	YES	PASS	YES	YES	YES	YES	YES	YES
2 Kitchen	RangeMaster	Boiler		20	YES	PASS	PASS			YES	PASS	YES	YES	YES	YES	YES	YES
3 Livingroom	INSET Livingflame	FLUE	OP/P	20	YES	N/A	N/A						YES	YES	YES	YES	YES
4																	
5																	

For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a visual check for obvious defects only

Gas Installation

Satisfactory Visual Inspection:

Yes ☒ No ☐

Emergency Control Accessible:

Yes ☒ No ☐

Satisfactory Gas Tightness Test:

Yes ☒ No ☐

Equipotential Bonding Satisfactory:

Yes ☒ No ☐

GIVE DETAILS OF ANY FAULTS

RECTIFICATION WORK CARRIED OUT

1																	
2																	
3																	
4																	
5																	

Approved Audible CO Alarms Fitted & Located Correctly**:

Yes ☒ No ☐ N/A ☐

Are CO Alarms in Date:

Yes ☒ No ☐ N/A ☐

OTHER COMMENTS OR OBSERVATIONS

NEXT GAS SAFETY CHECK DUE BEFORE: 27th Feb

ISSUED BY (GAS ENGINEER)

Print Name: CBEU

Licence No: 5513660

Signed: CBEU

Issue Date: 27-7-23

RECEIVED BY

Received By: [Signature]

Signed: [Signature]

Print Name:

Print Name:

No one present at time of visit ☐

WARNING TAG or NOTICE ISSUED Yes/No/NA

WARNING TAG or LABEL FIXED Yes/No/NA