

Domestic Landlord Gas Safety Record

Page No 1 of 1
No. of Appliances Tested: 2
Ref: Bill Carnell
Gas Safe Reg No: 4449



Inspection Date: 20 September 2014 Unique Serial No: LGSR-1414-9621-25074

Landlord / Agent Details

Name: Bill Carnell
Address: Ashgate Lodge
Kingsteignton
Devon
TQ12 3EH
Postcode: 07967710284
Telephone: Mobile:

Site Details

Name: N/A
Address: 30 Sycamore Close
Exeter
Devon
EX1 3DF
Postcode: N/A
Telephone: Mobile: N/A

Registered Business Details

Name: Sprague And Ouseley Ltd
Address: 1 Knowle Business Units
Silverton Road
Exeter
Devon
Postcode: 01392 825930
Telephone: Mobile: 07412698117

Appliance Details

Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance (if applicable)	Appliance Inspected	Operating pressure in mbar or heat input kW/h	Safety device(s) correct	Ventilation satisfactory	Visual condition of flue and termination satisfactory	Flue Performance Checks	Appliance serviced	Appliance safe to use
1 Lounge	Fire And Back Baxi		Boiler - 552	OF	Yes	Yes	11 mbar/9 kW/h	Yes	Yes	Yes	Pass	Yes	Yes
2 Lounge	Fire And Back Baxi		Fire - C3	OF	Yes	Yes	17 mbar/5.8 kW/h	Yes	Yes	Yes	Pass	Yes	Yes
3													
4													
5													
6													

Inspection Details

1st Reading/Min/Low	2nd Reading/Max/High	3rd Reading/Ign/Other	Ratio	CO2	Ratio	CO2	Ratio	CO2	Ratio	CO2	Ratio	CO2	Ratio
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Defects Identified

Remedial Action Taken

Combustion Analysis Readings

Warning / Advice Notice	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio	CO	CO2	Ratio
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Final Checks

Gas Tightness Test initial value:	21 mbar
Gas Tightness Test final value:	20.9 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 Equipment Bonding satisfactory Yes/No	Yes
CO alarm present? No	CO alarm 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:	Vincent Smith
Operative ID No:	3412254
Received by: Signed	
Name:	N/A
Position:	Not present
Date:	2 November 2014

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 20 September 2015

This certificate was produced using The Master Gas App. Copyright Gas Installers Workmate Ltd.



THE CURRENT OCCUPIER
30 SYCAMORE CLOSE
EXETER
DEVON
EX1 3DF

Your certificate of compliance
for your electrical installation
work has arrived. Please take
time to read the notes overleaf.

32411

7461

*The Domestic Installer named below has certified that the electrical installation work detailed
is compliant with Regulations 4 & 7 of The Building Regulations 2000 for England and Wales (as amended).*

Electrical installation work certificate of compliance

Certificate Number
1269654

Date Complete
05/10/2006

Address of Electrical Installation
30, SYCAMORE CLOSE, EXETER, DEVON, EX1 3DF

Description of notifiable work:
**New consumer unit, One or more new circuits, Extension to circuit (in kitchen; special location/
installation), Main/ supplementary equipotential bonding, Shower (electrically heated or pumped)**

Description of location(s):
Flat, Kitchen

NICEIC Domestic Installer:
Devon Electrical
Registered no. D106666



This certificate is issued by NICEIC Group Limited (NICEIC) as agent for and on behalf of the
NICEIC Domestic Installer named above. Accordingly, NICEIC does not accept any responsibility for
the content of this certificate or the quality of the work described, except under the independent
insurance backed warranty described overleaf.

This certificate is a valuable document. Please retain in a safe place. If it is not an original certificate or