SITE SURVEY REPORT

Boiler Installation and Commissioning Record

Prepared for	S. Turner
Date	8 Oct 2026
Site	5 Elm Grove
Prepared by	C. Rowe

FORM

Boiler Installation and Commissioning Record

1. Boiler

Project	5 Elm Grove: combi boiler replacement (completed example)
Client	S. Turner
Site	5 Elm Grove
Site address	5 Elm Grove, Swindon
Date commissioned	8 Oct 2026
Time commissioned	15:30
Engineer name	C. Rowe
Gas Safe registration number (business)	Gas Safe 612884
Engineer licence number	4471902
Boiler make and model	Ashcroft CX30 30 kW combi
Type	Combi
Location	Kitchen, external wall

> This is a site record of the commissioning. It supports the Benchmark commissioning checklist and the building regulations notification made through Gas Safe Register; it is not the Benchmark checklist, the Building Regulations compliance certificate or a gas safety record.

2. Gas, flue and combustion

Flue type	Horizontal balanced
Flue terminal position meets the manufacturer's clearances?	Yes
Smallest distance from the flue terminal to an opening window, door or air brick (m)	1.14

Smallest distance from the flue terminal to an opening window, door or air brick (m): measuring photo



Minimum for that opening in the manufacturer's instructions (m)	0.30
Terminal distance against the instructions	At or above the minimum
Gas tightness test	Pass
Working inlet pressure (mbar)	20.5
Minimum working inlet pressure in the manufacturer's instructions (mbar)	17.0
Inlet pressure against the instructions	At or above the minimum
Gas rate measured (m^3/h or kW)	3.1
CO at maximum rate (ppm)	62
CO/CO2 ratio at maximum rate	0.0021
CO at minimum rate (ppm)	12
CO/CO2 ratio at minimum rate	0.0012
Highest CO allowed in the manufacturer's instructions (ppm)	350
Highest CO/CO2 ratio allowed in the manufacturer's instructions	0.0040
At maximum rate	Within the limits
At minimum rate	Within the limits

> Combustion readings are compared with the limits in the manufacturer's instructions, and recorded on the Benchmark commissioning checklist.

Condensate pipe run and terminated correctly?	Yes
Results needing attention	0

3. System and controls

System cleaned and flushed?	Yes
Inhibitor added?	Yes
System filter fitted?	Yes
Controls fitted	Programmer or timer, Smart thermostat, Thermostatic radiator valves
Hot water outlet temperature (°C)	52
Carbon monoxide alarm fitted in the room with the boiler?	Yes

4. Notification and handover

Gas Safe building regulations notification reference	GSR-2026-4410982

> Benchmark: every installation must be notified to building control, directly or through a competent person scheme such as Gas Safe Register, and a Building Regulations compliance certificate is then issued to the homeowner. GOV.UK says a scheme installer gives the certificate within 8 weeks of completion.

Benchmark commissioning checklist completed?	Yes
Customer shown how to use the boiler and controls, and asked to sign the Benchmark checklist?	Yes
Warranty registered with the manufacturer?	Yes

Photos of the boiler, flue and controls





Customer name	S. Turner
Customer signature	S. Turner
Installer name	C. Rowe
Engineer signature	C. Rowe