SITE survey. APP

SITE SURVEY REPORT

Gas Boiler Service Record

Prepared for	M. Shaw (homeowner)
Date	23 Sep 2026
Site	14 Ashfield Road, Harrogate
Prepared by	K. Ahmed

FORM

Gas Boiler Service Record

1. Record details and scope

Project	14 Ashfield Road, Harrogate: annual combi boiler service (completed example)
Site or premises address	14 Ashfield Road, Harrogate
Client or organisation	M. Shaw (homeowner)
Record date	23 Sep 2026
Person completing the record	K. Ahmed

For appropriately registered gas engineers. This is not a landlord gas safety record, commissioning certificate, industrial steam-boiler examination or DIY servicing guide.

The Gas Safety (Installation and Use) Regulations 1998: regulation 3 says only a competent person, a member of a class of persons approved by HSE (Gas Safe Register), may work on a gas fitting. Regulation 26 says that after work on an appliance the engineer must check the flue, the supply of combustion air, the operating pressure or heat input, and its safe functioning. BS 7967:2015 is the guide for using electronic portable combustion gas analysers to measure combustion performance and carbon monoxide. Servicing must follow the appliance instructions and applicable safe procedures.

2. Equipment and scope

Gas boiler ID, model and location	Wall-hung condensing combination boiler in the kitchen cupboard, about 7 years old
Engineer Gas Safe registration and relevant work categories	Gas Safe ID card shown to the customer and checked on the register. Registration number on job sheet DVH-JS-2309 (not shown here). Card covers domestic boilers.
Manufacturer service instructions or approved procedure (with revision)	Manufacturer installation and service instructions, annual service section. Company procedure DVH-GS-07 rev 2.
Work or inspection scope and exclusions	Annual service of the boiler only: burner, heat exchanger, condensate trap and pipe, flue and air supply, controls and safety functions, combustion check. Excludes the rest of the gas installation, the hob and the radiators.

3. Appliance history

Gas type (natural gas or LPG)	Natural gas. Serial number on job sheet DVH-JS-2309, data plate legible.
Customer-reported symptoms and previous service	Customer reported the boiler locking out once in early September on a cold morning, reset by hand. Last service 2025-09-17, no defects recorded.

4. Service evidence

Appliance and visible connections checked to instructions	Acceptable
Flue and combustion-air arrangements checked within scope	Acceptable
Flue terminal height above ground (m)	2.63

Flue terminal height above ground (m): measuring photo



Photos: flue terminal and surroundings



Condensate arrangements checked where fitted	Action needed
Action, limitation or reason not applicable	Condensate trap part blocked with sludge, likely cause of the lockout. Trap cleaned and refilled. External condensate pipe on the side wall is 21 mm and not insulated, so it could freeze.

Controls and safety functions checked by approved procedure	Acceptable
Checks needing action	1
Checks not carried out	0

Measurement 1: Gas inlet working pressure at the boiler, full rate

Measurement point and parameter	Gas inlet working pressure at the boiler, full rate
Actual result and unit	19.6 mbar
Acceptance criterion and source	Range in manufacturer service instructions
Instrument and calibration reference	Digital manometer DM-04, cal. 2026-04
Comparison	Within criterion

Measurement 2: Flue gas CO2, full rate

Measurement point and parameter	Flue gas CO2, full rate
Actual result and unit	9.1 %
Acceptance criterion and source	Range in manufacturer service instructions
Instrument and calibration reference	Flue gas analyser FGA-02, cal. 2026-07
Comparison	Within criterion

Measurement 3: Flue gas CO and CO/CO2 ratio, full rate

Measurement point and parameter	Flue gas CO and CO/CO2 ratio, full rate
Actual result and unit	38 ppm, ratio 0.0004
Acceptance criterion and source	Maximum in manufacturer service instructions
Instrument and calibration reference	Flue gas analyser FGA-02, cal. 2026-07
Comparison	Within criterion

Measurement 4: Flue gas CO2, minimum rate

Measurement point and parameter	Flue gas CO2, minimum rate
Actual result and unit	8.7 %
Acceptance criterion and source	Range in manufacturer service instructions
Instrument and calibration reference	Flue gas analyser FGA-02, cal. 2026-07

Comparison	Within criterion
Measurements recorded	4
Measurements outside their criterion	0
Cleaning, parts and adjustments performed	Burner and electrodes cleaned, heat exchanger inspected, condensate trap cleaned and refilled, ignition electrode gap set to instructions. Seals checked on reassembly. No parts fitted.

5. Handover

Use decision	Available within recorded limits
Repair or follow-up job reference	Quote DVH-Q-0912 (upsize and insulate the external condensate pipe)

Condition and defect evidence



6. Actions and review

Are further actions required?	Yes

Further action 1: Upsize the external condensate pipe to 32 mm and insulate it before winter, to reduce the risk of freezing. Quote DVH-Q-0912.

Action and evidence reference	Upsize the external condensate pipe to 32 mm and insulate it before winter, to reduce the risk of freezing. Quote DVH-Q-0912.
Person responsible	K. Ahmed, Don Valley Heating Ltd
Target date	31 Oct 2026
Action status	Open

Further action 2: Customer to note the date and fault code of any further lockout and pass them to Don Valley Heating.

Action and evidence reference	Customer to note the date and fault code of any further lockout and pass them to Don Valley Heating.
Person responsible	M. Shaw
Target date	31 Dec 2026
Action status	In progress
Actions still open	2
Outstanding limitations and information to pass on	Service record for the boiler only. This is not a landlord gas safety record or commissioning certificate.
Record status	Ready for review
Reviewed by	J. Hirst, Don Valley Heating Ltd service manager
Review date	25 Sep 2026
Author signature	

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.