SITE survey. APP

SITE SURVEY REPORT

Landlord Gas Safety Record

Prepared for	Northgate Lettings
Date	9 Oct 2026
Site	Flat 2, 15 Abbey Road
Prepared by	P. Grant

FORM

Landlord Gas Safety Record

1. Property and engineer

Project	Flat 2, 15 Abbey Road: annual gas safety check (completed example)
Client	Northgate Lettings
Site	Flat 2, 15 Abbey Road
Site address	Flat 2, 15 Abbey Road, Leicester
Property location	Front door, 15 Abbey Road · 52.628910, -1.109870 (SK 60346 03833, ±5 m)
Date of the check	9 Oct 2026
Date of the previous gas safety check	13 Oct 2025
Days since the previous check	361
Landlord or agent, name and address	Northgate Lettings, 8 High Street, Leicester
Tenant	J. Wilson
Engineer name	P. Grant
Gas Safe registration number (business)	512345
Engineer licence number	4012345

Gas Safety (Installation and Use) Regulations 1998, regulation 36. Landlords must have each appliance and flue checked for safety within 12 months of installation and then at least every 12 months, by a Gas Safe registered engineer. Give a copy of the record to existing tenants within 28 days of the check, and to new tenants before they move in. Keep it until two further checks have been made.

This form records the information regulation 36 requires. Many engineers issue the formal record from their own certification software.

2. Appliances and flues

Rooms 1: Kitchen

Room	Kitchen

Gas appliances in this room 1: Boiler

Type	Boiler
Make and model	Combi boiler 28 kW
Owned by the landlord?	Yes
Flue type	Room sealed
Operating pressure or heat input	20 mbar inlet
Safety devices operate correctly	Pass
Ventilation satisfactory	Not applicable
Flue visual condition satisfactory	Yes
Flue performance test (spillage or flue flow)	Pass
CO reading (ppm)	38
CO/CO_2 ratio	0.0011
Highest ratio allowed by the manufacturer's instructions	0.0040
Ratio against the manufacturer's limit	Within the limit
Other analyser readings or notes	Flue gas temperature 62 °C. Readings taken at the flue test point.
Appliance serviced?	Yes
Safe to use?	Yes

Photos





Gas appliances in this room 2: Cooker or hob

Type	Cooker or hob
Make and model	Freestanding gas cooker
Owned by the landlord?	Yes
Flue type	Flueless
Safety devices operate correctly	Fail
Ventilation satisfactory	Yes
Flue visual condition satisfactory	Not applicable
Flue performance test (spillage or flue flow)	Not applicable
Appliance serviced?	No
Safe to use?	No
Unsafe situation	At risk

> Unsafe appliance. Follow the Gas Industry Unsafe Situations Procedure, tell the responsible person, and record the warning label or notice issued.

Safety defect identified	Flame supervision device on the oven not working.
Remedial action taken	Oven isolated with tenant's agreement; warning notice issued; landlord told.

Photos



This room: appliances checked	2
This room: appliances not safe to use	1

Rooms 2: Living room

Room	Living room

Gas appliances in this room 1: Gas fire

Type	Gas fire
Make and model	Coal-effect gas fire with brass surround
Owned by the landlord?	Yes
Flue type	Open flue
Operating pressure or heat input	Burner pressure as the data plate
Safety devices operate correctly	Pass
Ventilation satisfactory	Yes
Flue visual condition satisfactory	Yes
Flue performance test (spillage or flue flow)	Pass
CO reading (ppm)	96
CO/CO_2 ratio	0.0052
Highest ratio allowed by the manufacturer's instructions	0.0040
Ratio against the manufacturer's limit	Above the limit

> The ratio is above the limit in the manufacturer's instructions. Follow those instructions and the unsafe situations procedure before the appliance is left in use.

Other analyser readings or notes	Canopy lightly sooted. Spillage test passed with the door and window closed.
Appliance serviced?	No
Safe to use?	No
Unsafe situation	At risk

> Unsafe appliance. Follow the Gas Industry Unsafe Situations Procedure, tell the responsible person, and record the warning label or notice issued.

Safety defect identified	Combustion ratio 0.0052, above the 0.0040 in the manufacturer's instructions for this fire; canopy sooted.

Remedial action taken	Fire turned off with the tenant's permission, at risk notice issued and the landlord told. Service and recheck booked for 16 October.

Photos



This room: appliances checked	1
This room: appliances not safe to use	1
Rooms	2
Appliances checked	3
Landlord's appliances	3
Appliances not safe to use	2
Immediately dangerous	0
At risk	2
Ratio above the manufacturer's limit	1

3. Installation

Gas tightness test	Pass
Emergency control valve accessible?	Yes
Protective equipotential bonding present?	Yes
Carbon monoxide alarm fitted in each room with a fixed combustion appliance (other than a gas cooker), and tested?	Yes
I confirm the check meets regulation 36(9) of the Gas Safety (Installation and Use) Regulations 1998	Yes

Next check due by	8 Oct 2027
Days from this check to the next due date	364
Engineer name	P. Grant
Engineer signature	
Received by (landlord, agent or tenant)	J. Wilson
Signature	