

Landlords / Homeowner Gas Safety Record - G2

Access Date: Wednesday, 1 April, 2020
 Next expiry date: Thursday, 1 April, 2021

Cert. No: CT-0041446-1485381001



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ



Client:

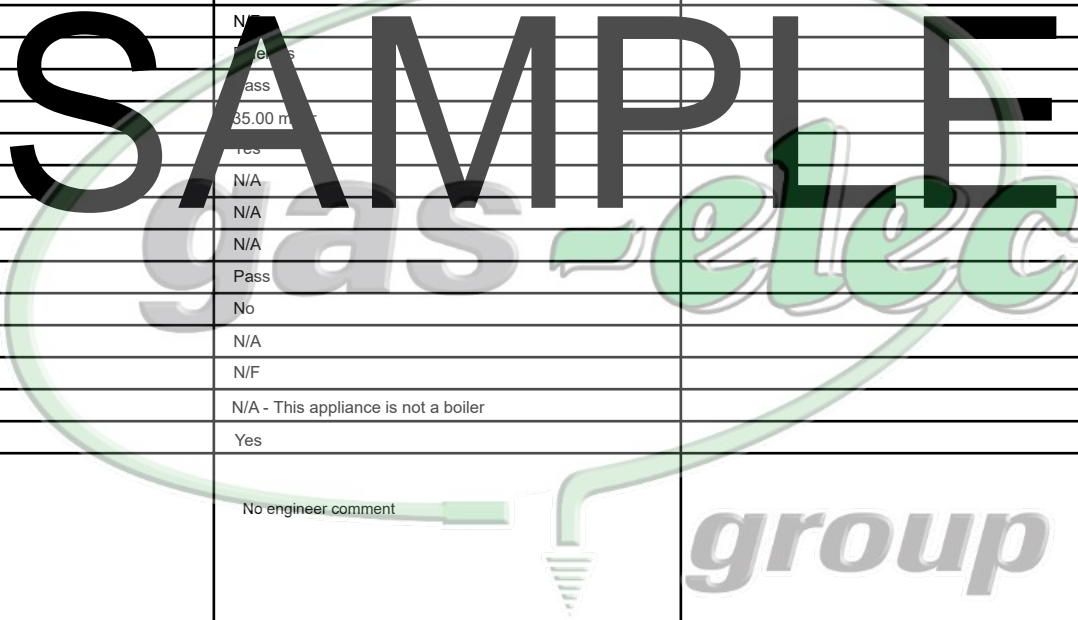
Site Add.:

Gas Inspection Details

Meter Reading	Meter / ECV Location	AECV location (if app)	Meter Visual Inspection	Meter Type	ECV Accessible	Gas Installation Pipework	Let-By/Tightness Test	Record Pressure Drop	Protective Earth Bond
N/A	LPG	Outside	N/A	LPG	Yes	Pass	Pass / Pass	0	No

Gas Appliance Details

	Condensing Boiler	Cooker
Location	kKitchen	Kitchen
Make	Worcester	Beko
Model #	Greenstar 12Ri Lpg	N/F
Serial #	55707540000137733600075	N/A
Flue Type	Room Sealed	Room Sealed
Safety Device	Pass	Pass
Operating Pressure/Gas Rate	35.00 mbar	35.00 mbar
Ventilation Adequate	Yes	Yes
Flue Flow Test	N/A	N/A
Spillage Test	N/A	N/A
Termination Satisfactory	Yes	N/A
Visual Condition	Pass	Pass
Appliance Serviced	No	No
ID, AR or Advisory situation	N/A	N/A
Gas Council Number	41-406-42	N/F
Flue Gas Analysis (Ratio)	0.0016	N/A - This appliance is not a boiler
Safe To Use	Yes	Yes
Appliance related comments:	No engineer comment	No engineer comment



In the event of a complaint relating to any service or installation in a property gas-elec must be given the opportunity to address the issue by re-visiting the property to resolve any alleged complaint. gas-elec cannot be held responsible if the opportunity to fully address the matter is not afforded to us. In the event of another company/contractor being called to the property to investigate or attempt to rectify an alleged complaint in preference to gas-elec the company will accept no liability. A detailed internal inspection of the flue integrity, construction and lining has not been carried out. I confirm that the situation(s) recorded above, has been identified and brought to the attention of the Responsible Person in

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures.
A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This Safety Record Issued By

Name

Next Inspection Due Within 12 Months

(Please refer to 'General Comments' page for comments made by the engineer regarding the installation)

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Client:

Site Add.:

General comments:



Electrical Bonding

Most types of electrical installations are fitted with main protective bonding conductors, which is the connection to the internal gas and water pipes to the installations earth terminal. In particular those installations with P.M.E (Protective Multiple Earth) must, by law, be fitted with protective earth bond. The gas installation pipe fitted in your premises does not appear to be fitted with a main protective bonding conductor. I am required by the gas Safety (Installation and use) Regulations, to inform you that any necessary protective earth bonding work should be carried out by a competent person. I advise you to have the installation checked by an electrically competent person. No electrical installation work should be undertaken until the lack of protective bonding is checked by an electrically competent person. If you are a tenant of this property, would you please bring this requirement to the attention of the owner/landlord or their managing agent.

Plumbing Condition Report



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 5879999

Job No.: 1485381

Date : 01/04/2020



Client:

Property Inspected:

Item tested	Condition	Comments
Hot Water operates effectively	Fair	Some taps could do with replacing
Kitchen sink & plumbing	Fair	Taps and sink are good as is visible plumbing
Utility room & plumbing	N/A	
Washing machine etc. & plumbing	N/A	
Dishwasher & plumbing	N/A	
Ground floor WC & plumbing	Fair	The WC's and sink and bath are in good condition The taps in bathroom should be replaced
En suite other	N/A	
Family bath room & Plumbing	Fair	Taps in poor condition
Condition of baths & showers	Good	Electric shower has been removed Bath in fair condition

SAMPLE

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The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible.

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Inspector:

Inspector Signature:

Plumbing Condition Report



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Date : 01/04/2020



Item tested	Condition	Comments
Hot Water Storage	Fair	Located in the loft has a lagging jacket
Operation of immersion elements	Fair	Switch is located in hallway
Cold Water Storage Tank	Fair	Plastic tanks with lids and lagging jackets
Water flow rate Main.	Fair	Tank for hot water and bathroom Mains pressure cold water to part of the system
Low Pressure	Fair	
Stopcock		Located in a kitchen cupboard is working and good condition
Outside tap.	Fair	No non return valve fitted

SAMPLE

Overall condition: For the age or the property the condition is fair.
 Some plumbing needed (taps & shower)




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Inspector Signature:

Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	Job No.: 1485381	 
		Date : 01/04/2020	

Client:	
Property Inspected:	

Boiler Details				
Boiler- Make	Model:	Approx Age in years	Type of Boiler	Location
Worcester	Greenstar 12 Ri Lpg	3+		Kitchen

Item tested	Result	Comments
Boiler Condition	Good	
Central heating pump	N/A	Located in loft
Heating control and timer	Fair	Honeywell. Hot water not working
Room Thermostats	Fair	Honeywell
Earth bonding to pipework and boiler	N/A	
Motorised Valve(s)	Fair	Heating working
Feed/Expansion tank insulation	Good	Lagged and lid fitted
Fuel Storage Tank and pipe work	N/A	
Discharge/Condense Pipe	Good	
Drain off cock	Fair	Some rads have no drain off valves
TRV (Thermostatic Radiator Valves)	Fair	All working




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Inspector Signature:

Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	Job No.: 1485381	 
		Date : 01/04/2020	

Condition of radiators	Good
Number of radiators	8
Radiators function correctly	Yes
Radiators function efficiently	Yes

Other relevant information: All rads heating up

SAMPLE

Comments:



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	Inspector Signature:

Accompanying Photos



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 TEL : 0800 5879999

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Accompanying photos provided by the engineer

Description: Boiler



Description: Cooker



Description: Loft



Description: Shower



SAMPLE



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