

Home Services Report



The Old Bakery, 14b The Green, West Drayton, Middlesex UB7 7PJ

Tel: 0800 587 9999 | Email: info@gas-elec.co.uk | Web: www.gas-elec.co.uk

We protect our greatest assets... our customers

Landlords / Homeowner Gas Safety Record - G2

Date : Tuesday, 18 July, 2017

Cert. No : CT-0041193-1094645001



The Old Bakery
14b The Green
West Drayton
Middlesex
UB7 7PJ
TEL : 0800 587 9999



Client : Jay Sachania,
The Old Bakery,
14b The Green,
West Drayton,
Middlesex,
UB7 7PJ

Site Add. : 1 Acatia Avenue,
Northwood,
Pinner,
UB7 6YT

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
12142	Garage	N/A	Pass	G4	Yes	Pass	Pass / Pass	0	Yes

Gas Appliance Details

	Boiler	Balanced flue LFE	Hob
Location	Airing Cupboard	Lounge	Kitchen
Make	Glow-worm	Valor	Moffatt
Model #	ultimate 50ff	Homeflame unigas	Module 61
Serial #	990056114	N/F	N/F
Flue Type	Room Sealed	Room Sealed	Flueless
Safety Device	Pass	Pass	N/A
Operating Pressure/Gas Rate	19.00 mbar	4.60 kW (NETT)	20.00 mbar
Ventilation Adequate	Yes	Yes	Yes
Flue Flow Test	N/A	N/A	N/A
Spillage Test	N/A	N/A	N/A
Termination Satisfactory	N/Acc	Yes	N/A
Visual Condition	Pass	Pass	Pass
Appliance Serviced	No	No	Yes
ID, AR or Advisory situation	N/A	N/A	N/A
Gas Council Number	41-047-14	N/F	N/F
Flue Gas Analysis (Ratio)	No access/presence of the flue termination/sampling point	N/A - This appliance is not a boiler	N/A - This appliance is not a boiler
Safe To Use	Yes	Yes	Yes
Appliance related comments:	No engineer comment	Please keep vegetation away from the flue at the side of the house	the ignition is not working

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 accordance with the GSIUR, and Gas Industry Unsafe Situations Procedure. This report has been completed and issued by Gas-elec Safety (UK) Ltd.

Next Inspection Due Within 12 Months

This Safety Record Issued By

Name Joe Bloggs

Plumbing Condition Report



The Old Bakery
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Job No.: 1234567

Date : Tuesday, 18 July, 2017



Client	Jay Sachania, The Old Bakery, 14b The Green, West Drayton, Middlesex, UB7 7PJ
Property inspected	1 Acatia Avenue, Northwood, Pinner, UB7 6YT

Item tested	Condition	Comments
Hot water operation	Fair	Open vented system with a foam lagged cylinder and found to be in working order . Heated either by the boiler or an immersion heater.
Kitchen sink & plumbing	Fair	Mixer tap and sink in good condition. All visible plumbing was satisfactory.
Utility room & plumbing	Fair	No utility room but plumbing for a washing machine in the garage.
Washing machine etc. & plumbing	Fair	No utility room but plumbing for a washing machine in the garage.
Dishwasher & plumbing	N/A	
Ground floor WC & plumbing	Fair	Fairly old low level cistern and pan with a matching sink. All found to be in working order
En suite other	N/A	
Family bath room & plumbing	Fair	A cast iron bath with a mixer shower fitted at one end of the bath, single taps at the other, a wash basin , low level cistern and WC pan all found to be in working order.
Condition of baths & showers	Fair	The bathroom is fairly old but all working properly

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 and / or 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. Gas-elec Safety (UK) Ltd. or its employees accept no liability for the consequences of any errors or omissions on this report..

Inspector:

Inspector's signature:

Plumbing Condition Report



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Item tested	Condition	Comments
Hot Water Storage	Fair	Foam lagged cylinder in airing cupboard and no problems found
Immersion operation & elements	Fair	Tested and working
Cold Water Storage Tank	Good	Found that the tanks in the loft area are lagged as is the loft. The tanks are plastic and in fair condition
Water flow rate (Main)	Fair	No problem found
Low pressure feed	Fair	The plumbing is working from low pressure from the tank in the loft
Stopcock	Good	Located under sink unit and working.
Outside tap	N/A	Garage has two taps and a hose is attached to the cold tap

Overall condition: Overall condition of the internal plumbing and waste system: (The Outside drains and sewers are beyond the limitations of this report). The overall condition was found to be fair for the age and no problems found

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Photos

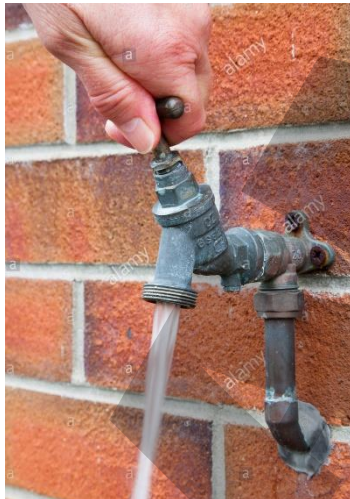
Hot water Storage



Stopcock



Outside tap



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Central Heating Condition Report



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Property inspected	1 Acatia Avenue, Northwood, Pinner, UB7 6YT

Boiler Details				
Make	Model	Approx. age (years)	Type	Location
Glow-Worm	Ultimate 50FF	20	Conventional Boiler	Bedroom airing cupboard

Item tested	Result	Comments
Boiler Condition	Fair	
Central heating pump	Fair	Located below the boiler. British gas pump and no fault found.
Heating control and timer	Fair	Randall 103 programmer in airing cupboard and working both on hot water and heating.
Room Thermostats	Good	Located in the lounge, British gas RS1. Good condition
Earth bonding to pipe work and boiler	N/A	
Motorised Valve(s)	Fair	Two 2 port honey well valves both working.
Feed/Expansion tank insulation	Fair	Lagged and fitted in the loft
Fuel Storage Tank and pipe work	N/A	
Discharge/Condense Pipe	N/A	
Drain off cock	Fair	Downstairs radiators have drain off valves.
TRV (Thermostatic Radiator Valves)	N/A	No TRVs on the radiators.

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Item tested	Result	Comments
Condition of radiators	Poor	Heating was tested and working. All the radiator valves are not working and are stuck open.
Number of radiators	9	
Radiators function correctly	Yes	
Radiators function efficiently	Yes	

Any other relevant information:

Comments:

Radiators and pipework are probably over 30+ years old and need replacing in the near future along with the Boiler, as it is not very efficient.

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Photos

Boiler



Radiator



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