

# Gas Safety Inspection (CP12)

**Property Address: 33 Vulcan Road, Barrow-In-Furness, Cumbria, LA14 2BH**

**Outcome: PASS**

**Renewal Date: 30/07/2022**

Safety Inspection and reporting carried out in accordance with the Gas Safety (Inspection and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

The outcome of our inspection is a pass which means you can lawfully let this property to a tenant. On the following page is the full details of your Gas Safety Inspection with details on the appliance/s that were tested.

Please maintain a copy of this report and also provide your tenant with a copy.

If you have any questions regarding the report or to discuss our services, please contact the team:

**0203 397 8220**

**[hello@propcert.co.uk](mailto:hello@propcert.co.uk)**



Prop Cert is a trading name of ECO Approach Ltd. Registered address: Provident House, Burrell Row,  
Beckenham, BR3 1AT  
Company No: 08624580

# Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 30 July, 2021  
 Next expiry date: Saturday, 30 July, 2022

Cert. No: CT-5141416-1747402001



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



5 9 2 2 8 7

Client: EPC Online  
 Provident House  
 Burrell Row  
 Beckenham  
 Kent  
 BR3 1AT

Site Add.: 33 Vulcan Road  
 Barrow-In-Furness  
 Cumbria  
 LA14 2BH

**Gas Inspection Details** \*\*\* (There is an Advisory Situation for this installation, please see the comments page for full 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
18594	Outside	N/A	Pass	E6	Yes	Not Accessible	Pass / Pass	0	No

Gas Appliance Details	Combi Boiler	Cooker	Fire
Location	Utility Room	Kitchen	Living Room
Make	Vaillant	Bush	Robinson Willey
Model #	Eco Max 824/2E	AG56SW	Fire Gem Viso 2
Serial #	01003051700060058297	00715396008008600023	C2000000098
Flue Type	Room Sealed	Flueless	Open Flued
Safety Device	Pass	Pass	Pass
Operating Pressure/Gas Rate	23.10 kW (NETT)	21.10 mbar	6.04 kW (NETT)
Ventilation Adequate	N/A	Yes	Yes
Flue Flow Test	N/A	N/A	N/C
Spillage Test	N/A	N/A	N/C
Termination Satisfactory	Yes	N/A	No
Visual Condition	Fail	Pass	Fail
Appliance Serviced	No	No	No
ID, AR or Advisory situation	Advisory Situation	N/A	At Risk
Gas Council Number	4704452	No id	No id
Flue Gas Analysis (Ratio)	0.0006	N/A - This appliance is not a boiler	N/A - This appliance is not a boiler
Safe To Use	Yes	Yes	No
Fuse / Electrical	Safety Isolated	Not Applicable	Not Applicable
Appliance related comments:	Expansion vessel is leaking and needs replacing.	No engineer comment	<b>A warning notice has been issued for this appliance (see warning notice for full details)</b> NO isolation valve present on the fire...Visual checks inside the chimney showed existing copper pipes protruding through the inner chimney wall which have not been capped or sealed.

*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. This is an MOT style Gas Safety Record, please refer to the access date and next expiry date at the top of this page. This means we can carry out the inspection up to two months before the due date. The Record will still retain the existing expiry date. 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](http://www.gas-elec.co.uk/cvd19).*

This Safety Record Issued By

Name Gary McGowan

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

# Landlords / Homeowner Gas Safety Record - G2

Access Date: Friday, 30 July, 2021  
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Cert. No : CT-5141416-1747402001



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Summer Road,  
Walsham - Le - Willows,  
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IP31 3AJ



Client: EPC Online  
Provident House  
Burrell Row  
Beckenham  
Kent  
BR3 1AT

Site Add.: 33 Vulcan Road  
Barrow-In-Furness  
Cumbria  
LA14 2BH

## General comments (Advisory situation):

### FIRE

NO isolation valve present on the fire...Visual checks inside the chimney showed existing copper pipes protruding through the inner chimney wall which have not been capped or sealed. A builder is needed to remove the pipes and seal the chimney.

The fire has been capped off because there is no visible isolation valve present.

### BOILER

The expansion vessel is leaking inside the boiler and needs replacing.

Fuse spur 3amp fuse.

Case seal checked and intact,

19.8Mbar working pressure at boiler,

Flue and PRV checked for correct installation,

Air intake 20.9 O2%

FGA

CO2 8.5%

CO 69ppm

CO/CO2 0.0006

No manufacturers instructions on site, the displayed results of the flue gas reading are within the guide lines of the essential gas safety guides current edition.

Gas installation pipework not accessible for inspection. Visually checked as far as practically possible.

## 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.

# DANGER DO NOT USE WARNING NOTICE

IMMEDIATELY DANGEROUS AND AT RISK SITUATIONS SHOULD NOT BE USED FOR YOUR OWN SAFETY

DATE: 30-Jul-2021

JOB: 1747402001



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



National Grid  
(Natural gas)  
0800 111 999  
(for England, Scotland  
and Wales)

Gas Safe Register  
0800 408 5500

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Gas Installation Pipework / Gas Appliance	Gas Appliance
ID / AR	AR
Manufacturer	Robinson Willey
Model	Fire Gem Viso 2
Type	Fire
Location	Living Room
GC Number	No id
Escape of Gas	No
Escape of Fumes	No
Has the appliance been disconnected / isolated from the gas supply?	Yes - Disconnected
Permission was granted to disconnect / isolate the appliance from the gas supply?	Yes
A WARNING LABEL has been affixed?	Yes
Gas Transporter Reference Number	
A hand written warning notice has been left at the premises	Yes

## Reason:

NO isolation valve present on the fire...Visual checks inside the chimney showed existing copper pipes protruding through the inner chimney wall which have not been capped or sealed.

The fire has been capped off because there is no visible isolation valve present.

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*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.*

Registered Engineer's Name: Gary McGowan

Gas Safe Engineer's signature:

# Accompanying Photos



Gas-elec Group  
 Summer Road,  
 Walsham - Le - Willows,  
 Bury St Edmunds,  
 IP31 3AJ 7PJ  
 TEL : 0800 5879999

**Job No.:** 1747402

**Date :** 30/07/2021



## Accompanying photos provided by the engineer

Description: Leak from the base of the expansion vessel.



Description: Case seal checked and intact.



Description: No leaks on hydraulics.



Description: Staining on the base of the boiler from the expansion vessel



*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:**

Gary McGowan

**Inspector Signature:**

# Accompanying Photos



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## Accompanying photos provided by the engineer

Description: Boiler in situ.



Description: PRV terminated correctly.



Description: Cooker safety chain present.



Description: 21.1Mbar working pressure at the cooker.



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## Accompanying photos provided by the engineer

Description: Copper pipes present inside the builders opening.



Description: Copper pipes present inside the builders opening.



Description: 20.5Mbar Tightness test start.



Description: 20.6Mbar Tightness test finish.



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# Accompanying Photos



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**Job No.:** 1747402

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## Accompanying photos provided by the engineer

Description: Fire capped off.



Description: Fire in situ.



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**Inspector:**

Gary McGowan

**Inspector Signature:**



Quotation ID: 501933

## Quotation



**To:** EPC Online  
Provident House  
Burrell Row  
Beckenham  
Kent  
BR3 1AT

**From:** Area 14  
Summer Road  
Walsham le Willows  
Bury St Edmunds  
Suffolk  
IP31 3AJ  
**Tel:** 0800 041 8614 (Option 3)  
**Freephone:** 0800 587 9999  
**Fax:**  
**E-mail:** [customer.services@gas-elec.co.uk](mailto:customer.services@gas-elec.co.uk)  
**Website:** [www.gas-elec.co.uk](http://www.gas-elec.co.uk)

Date: 02-Aug-2021

**RE: 33 Vulcan Road, Barrow-In-Furness, Cumbria, LA14 2BH**

Dear Tom Harrington,

Thank you for the opportunity to provide an estimate for the remedial works at the above property. Following our survey at the property, the cost to implement the recommended work will cost **£280.00** plus VAT (which includes all parts and labour).

For full details of the works required at the above property with the different options, please find these details on the following page(s).

This estimate is valid for 28 days from the date shown above. If you have any questions or would like to proceed with the works, please contact us by phone on 0800 041 8614 (Option 3) or by email [customer.services@gas-elec.co.uk](mailto:customer.services@gas-elec.co.uk). Alternatively, please complete and return the Order Confirmation below.

gas-elec and all of the gas-elec engineers are registered with accreditation bodies and are qualified to carry out all types of gas & electrical remedial works. Gas-elec is also able to register work for building control purposes.

Yours sincerely,  
Victoria Bennett  
Customer Services  
Area 14

## Quotation



### Expansion Vessel

#### Details of work required:

**Following the recent inspection, the engineer has recommended that the below works are carried out:**

- : -The expansion vessel is leaking.
- : -Remove faulty expansion vessel.
- : -Supply and install new expansion vessel.
- : -Fully test for correct operation.

This recommended work will cost £280.00 plus VAT (which includes all parts and labour).

# Quotation



## Terms & Conditions

1. The quotation is valid for 28 days.
2. Work will only commence on receipt of a deposit of 50% of the value of the installation.
3. The quotation is for the works as detailed on the quotation letter. Any extra work will need to be paid for separately.
4. Work will commence on receipt of the signed order at the bottom of this quotation .
5. All work is guaranteed for 12 months from the date of installation.
6. Please note that if you choose to pay by credit card, you may be charged a fee for this method of payment. If you choose to pay by debit card, no additional charges will apply.
7. Please Note: When carrying out the electrical remedial works, there may be a requirement for decorative repair such as plastering and decorating. Gas elec are unable to offer this service so this will need to be dealt with separately by the Landlord or Agent.

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### ORDER CONFIRMATION

I, \_\_\_\_\_, do hereby accept the quotation  
(reference no.: \_\_\_\_\_) and agree to the Terms & Conditions listed above.

Signed: \_\_\_\_\_ Print name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Post Code: \_\_\_\_\_

Contact number: \_\_\_\_\_

Email address: \_\_\_\_\_