



G.D. Mills Plumbing & Heating

Landlord Gas Safety Record

Cert. No. 471

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

Company / Installer		Job Address		Customer / Landlord	
Engineer	Gary Mills	Name	Emma Rennie	Name	Mr James Baxter
Company	G.D. Mills Plumbing & Heating	Address	6	Company	
Address	11		Warrender Park crescent	Address	7
	High Street		Edinburgh		Findhorn Place
	Loanhead				Edinburgh
	Midlothian	Post Code	EH9 1DX		
Post Code	EH20 9RH	Tel. No	07568558246	Post Code	EH9 2JR
Tel No.	07860 678808			Tel. No	
Gas Safe Reg	3951				
ID Card No.	4748528				

Appliance Details						Inspection Details															
	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Central Heating Boiler	Vaillant	Turbomax Plus 837 E	RS	Yes	Yes	10.1	38.133	0.0006	26	4.4	0.0006	23	3.7	Yes	Yes	Yes	Pass	Yes	No
2	Kitchen	Hob	Lamona	LAM1006	OF	Yes	Yes	20	8.421	-	-	-	-	-	-	Yes	Yes	NA	NA	Yes	Yes
3																					
4																					
5																					
6																					

Defects / Identified		Labels and Warning Notice Issued	CO Alarm(s)		Smoke Alarm(s)	
1	Gas valve passing causing explosive ignition.	Yes	CO Alarm(s) fitted Yes		Smoke Alarm(s) fitted Yes	
2		NA				
3			CO Alarm(s) tested and Satisfactory Pass		Smoke Alarm(s) tested and Satisfactory Pass	
4						
5						
6						

Emergency Control Accessible Yes	Gas Tightness Satisfactory Yes	Comments
Gas Installation Pipework Visual Inspection Satisfactory Yes		
Equipotential Bonding Yes		
NEXT INSPECTION DUE ON OR BEFORE	25-Oct-2022	

Signatures				Date	25-Oct-2021
Issued by:	Signed	Received by:	Signed		
Print Name	Gary Mills	Print Name	James Baxter		



Mr. James Baxter
7, Findhorn Place
Edinburgh
EH9 2JR

G.D. Mills Plumbing & Heating

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Loanhead
Midlothian
EH20 9RH
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15th November 2021

RE: Landlord Gas Safety/Service Checks

To whom it may concern.

I have been looking after Mr Baxter's plumbing and gas appliances in his six Bruntsfield flats for the last four years. All of his boilers being manufactured by Vaillant and installed or maintained by myself by ourselves over this period. We're on the highest level recognised by Vaillant in servicing, maintaining and installation of their products through the accreditation scheme known as Advance MasterTec.

I was due to visit one of his properties at 6 Warrender Park Crescent on the 19th of October 2021. With the remaining flats to be carried out on the 25th of October.

Unfortunately Mr Baxter called me to cancel the visit as someone within the flat was showing signs of Covid 19.

I then rescheduled the visit for the 25th along with the other properties after hearing of a negative test.

All of these certificates were then carried out on the 25th with the boiler at 6 Warrender Park Crescent showing a fault with the boiler. After some discussion it was agreed to replace the 16 year old boiler which was done three days later with a second landlord gas safety record carried out for the new appliance.

Mr Baxter has asked me to write this letter for you explaining why there was a gap of six days between one of the certificates expiring and the next one being issued. Unfortunately this is a challenging time for everyone and I'm having to follow the government guidelines and rules through these difficult times that the pandemic has put us under.

If you have any further questions or if I can help in anyway please feel free to contact me on 07515353474.

Kind Regards,

Ryan Mills
G.D. Mills Plumbing & Heating



G.D. Mills Plumbing & Heating

Landlord Gas Safety Record

Cert. No. 481

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

Company / Installer		Job Address		Customer / Landlord	
Engineer	Gary Mills	Name		Name	Mr James Baxter
Company	G.D. Mills Plumbing & Heating	Address	6	Company	
Address	11		Warrender Park crescent	Address	7
	High Street		Edinburgh		Findhorn Place
	Loanhead				Edinburgh
	Midlothian	Post Code	EH9 1DX		
Post Code	EH20 9RH	Tel. No		Post Code	EH9 2JR
Tel No.	07860 678808			Tel. No	
Gas Safe Reg	3951				
ID Card No.	4748528				

Appliance Details						Inspection Details															
	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (mbar)	Heat Input (kW/h)	High Combustion Reading			Low Combustion Reading			Safety device(s) correct operation	Ventilation Provision satisfactory	Visual condition of flue and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Central Heating Boiler	Vaillant	EcoTec Plus 835	RS	Yes	Yes	13.36	36.341	0.0014	127	9.1	0.0003	21	9.1	Yes	Yes	Yes	Pass	Yes	Yes
2	Kitchen	Hob	Lamona	LAM1006	OF	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
3																					
4																					
5																					
6																					

Defects / Identified		Labels and Warning Notice Issued	CO Alarm(s)		Smoke Alarm(s)	
1						
2	*see previous record from week before*		CO Alarm(s) fitted		Yes	Smoke Alarm(s) fitted
3						
4			CO Alarm(s) tested and Satisfactory		Pass	Smoke Alarm(s) tested and Satisfactory
5						
6						

Emergency Control Accessible Yes	Gas Tightness Satisfactory Yes	Comments
Gas Installation Pipework Visual Inspection Satisfactory Yes		
Equipotential Bonding Yes		
NEXT INSPECTION DUE ON OR BEFORE	29-Oct-2022	

Signatures				Date	29-Oct-2021
Issued by:	Signed	Received by:	Signed		
Print Name	Gary Mills	Print Name	James Baxter		