



## **Home Buyers Report**

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- **Estimate for remedial works (if applicable)**

# Landlords / Homeowner Gas Safety Record - G2

**Access Date:** Monday, 12 June, 2023  
**Next expiry date:** Wednesday, 12 June, 2024

**Cert. No.:** CT-506091-1979468001



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



**Client:** Gas-elec Group  
 The Old Bomb Store  
 Summer Road  
 Walsham - Le-Willows  
 Nr Bury St. Edmunds  
 Suffolk  
 IP31 3AJ

**Site Add.:** 39 Galli Way  
 Globulos Square  
 Lower Swell  
 Gloucestershire  
 GL53 3UT

## 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
8303	Cellar	N/A	Pass	G4	Yes	Not Accessible	Pass / Pass	0	No

## Gas Appliance Details

	Condensing Boiler	Cooker
Location	Kitchen	Kitchen
Make	Vaillant	Cannon
Model #	EcoTec Plus 415	C60GCW
Serial #	2194400100212211300608934N2	701180167
Flue Type	Room Sealed	Flueless
Safety Device	Pass	Pass
Operating Pressure/Gas Rate	15.07 kW (NETT)	20.70 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	41-694-14	Not Found
Flue Gas Analysis (Ratio)	0.0005	N/A - This appliance is not a boiler
Safe To Use	Yes	Yes
Fuse / Electrical	Safety Isolated	Safety Isolated
Appliance related comments:	Boiler tested on Maximum rate and working as expected.	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 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 Engineer CS

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

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## General comments:

Open gas pipe was found in the kitchen (Immediately Dangerous) - Therefore capped off open end to make safe and tested on completion .  
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.

# Plumbing Condition Report



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

**Job number:** 1979468  
**Access date:** 12/06/2023



Client:	Gas-elec Group, The Old Bomb Store, Summer Road, Walsham- Le-Willows, Nr Bury St. Edmunds, Suffolk, IP31 3AJ
Property Inspected:	39 Galli Way, Globulos Square, Lower Swell, Gloucestershire, GL53 3UT

Item tested	Conditon	Comments
Hot Water operates effectively	Good	System was cold at the time of inspection, however temperature rose quickly when demand was introduced
Kitchen sink & plumbing	Poor	There is an old mixing tap installed, which has several small leaks from the washers whilst in use.
Utility room & plumbing	N/A	
Washing machine etc. & plumbing	Good	Connections under the sink in the kitchen and all in good condition.
Dishwasher & plumbing	Fair	Current Dishwasher is a freestanding, table top Dishwasher. If full dishwasher was to be installed, new connections would need to be fitted to existing plumbing.
Ground floor WC & plumbing	Fair	Dated Plumbing but in working order/no leaks.
En suite other	N/A	
Family bath room & Plumbing	Fair	All in working order with no leaks. Seems fairly new, basin okay No bath
Condition of baths & showers	Fair	Aqualisa Power Shower installed, but unable to test. Seems to have been isolated or is jammed. Even after opening feed valves in the loft, the shower is not working.

# Plumbing Condition Report

Item tested	Conditon	Comments
Hot Water Storage	Fair	Good sized insulated copper cylinder fitted in the airing cupboard, with no leaks on present pipework.
Operation of immersion elements	Good	Standard 3kw immersion heater fitted as a back up and seems to be working as required.
Cold Water Storage Tank	Good	Tank in the loft seems to be clean inside, has a lid and overall is insulated satisfactorily.
Water flow rate. Main.	Poor	Main feed to kitchen tap only. Flow is okay but normally main flow would be expected to be better. See further comments below.
Low Pressure feed.	Poor	Poor Flow from all Taps, especially cold tap outlets.
Stopcock	Poor	One stopcock found under kitchen sink, but it is letting by. Another one found outside on the drive, however hatch needs to be cleared of soil to access it.
Outside tap.	Good	Functioning and no leaks found, standard check valve fitted.

Old/Dated installation present, except for shower room and WC upstairs. 1- Aqualisa power shower does not work - I opened service valves but it made no difference. The pump makes noise, but no flow is pushed from the shower head. It could be jammed or isolated somewhere else and it may be worth asking the current owner if they are aware of the issue. 2. Poor flow from all cold water tap outlets, even main feed. I've checked all visible stopcocks and all seems to be open, however the flow is below average and should be addressed.

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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 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, practicality 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 it's employees accept no liability for the consequences of any errors or omissions on this report.*

Inspector:  
Engineer CS

Inspector signature:



# Central Heating Condition Report

	Gas-elec Group Summer Road, Walsham - Le - Willows, Bury St Edmunds, IP31 3AJ TEL : 0800 587 9999	<b>Job No.:</b> 1979468	 
		<b>Date :</b> 12/06/2023	

<b>Client:</b>	Gas-elec Group, The Old Bomb Store, Summer Road, Walsham- Le-Willows, Nr Bury St. Edmunds, Suffolk, IP31 3AJ
<b>Property Inspected:</b>	39 Galli Way, Globulos Square, Lower Swell, Gloucestershire, GL53 3UT

Boiler Details				
Boiler- Make	Model:	Approx Age in years	Type of Boiler	Location
Vaillant	EcoTec Plus 4155		Condensing Boiler	Kitchen

Item tested	Result	Comments
<b>Boiler Condition</b>	Good	
<b>Central heating pump</b>	Fair	Central heating pump located in the airing cupboard. Pump is aged but in working order.
<b>Heating control and timer</b>	Good	Twin channel (Heating and hot water) programmable time clock fitting in the airing cupboard. All in working order.
<b>Room Thermostats</b>	Good	Basic digital wireless thermostat fitted in the hallway. Fitted new batteries to thermostat as was not working.
<b>Earth bonding to pipe work and boiler</b>	Good	Earth bonding connection to pipework and boiler in place.
<b>Motorised Valve(s)</b>	Fair	S-Plan system installed, two separate Honeywell actuators fitted, one on heating, one for hot water. All working.
<b>Feed/Expansion tank insulation</b>	Fair	Feed tank for heating system is in the loft, water level satisfactory and no leaks.
<b>Fuel Storage Tank and pipe work</b>	N/A	
<b>Discharge/Condense Pipe</b>	Good	Condense run to drain outside, no leaks present.
<b>Drain off cock</b>	Fair	Several drain off points available. One by radiator in downstairs hallway
<b>TRV (Thermostatic Radiator Valves)</b>	Fair	TRV's fitted to all radiators - They seem to be dated and therefore may no longer be accurate. Upgrade recommended

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**Inspector:**  
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<b>Condition of radiators</b>	Satisfactory and Working Correctly
<b>Number of radiators</b>	9
<b>Radiators function correctly</b>	Yes
<b>Radiators function efficiently</b>	Yes


Other relevant information: The Vaillant EcoTec Plus 415 VU 156/6-5 has a SAP Seasonal efficiency rating of 89.3%/

The EcoTec Plus 415 is a condensing conventional boiler with a maximum power output of 15.2kw, that uses gas as its fuel source.

This boiler will provide efficient heater and subsequently provide lower bills and carbon dioxide emissions.

**\*\*Magnetic particle filter is fitted to the system \*\***

**Comments:** Overall installation is in good working order.  
 Full functional check was carried out and all working as required.  
 Every radiator working at the time of inspection  
**\*\*Boiler is fairly new, only 5 years old\*\***  
**\*\*Conservatory is heated by electric panel heaters\*\***  
**\*\*TRV head missing in the dining room (next to conservatory \*\***

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	<b>Inspector Signature:</b>  

# Report Photos



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Job number: 1979468  
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Photos provided by the engineer.

Description: Cooker



Description: Boiler



Description: Stopcock



Description: CW Storage Tank





## Report Photos

Photos provided by the engineer.

Description: Cylinder



Description: Shower



Description: Family Bath



Description: Dwonstairs WC



## Report Photos

Photos provided by the engineer.

Description: Kitchen Tap



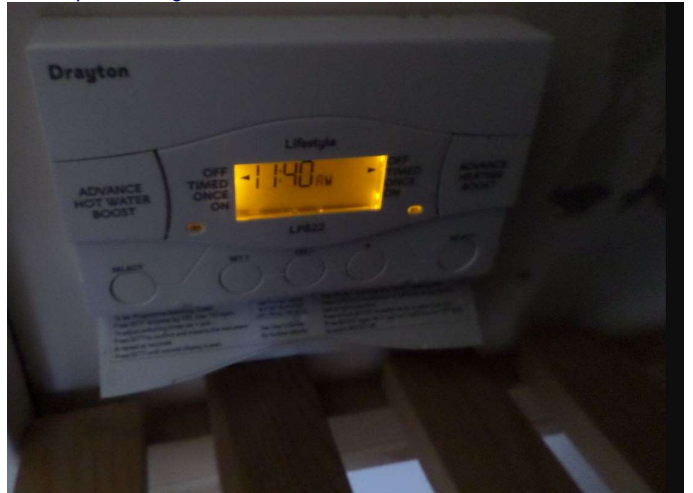
Description: Hot Water Temp



Description: Pump



Description: Programmer



## Report Photos

Photos provided by the engineer.

Description: Condensate



Description: TRV



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