



## (v2) PropertySafe - Gas Safety Checklist

2 Jun 2021 / Plumbing / i56343

Complete

Score	0%	Failed items	0	Actions	3
Inspection No					i56343
Plumbing					Plumbing
Inspection Date					2nd Jun, 2021

### Gasfitter Contact Details

Safety Check Completed by (Business Name)	ACE Plumbing Services
First Name only	Chris
License/Registration No	8918efeg
Telephone	0408921791
Business Address	94 Balmain St, Cremorne VIC 3121, Australia (-37.8303978, 144.9951989)

Note: It is an offence to perform Type A gas appliance servicing work without the required qualifications (refer to the Plumbing Regulations)

### Property

Property Type	Rental Property
Property Address	99 Dover St, Cremorne VIC 3121, Australia (-37.8284129, 144.9918326)
Owner/Rental Provider (Landlord)/Agent Name	Stuart Davis/Harcourts Central
Address	122 Green St, Cremorne VIC 3121, Australia (-37.8311681, 144.9940562)
Telephone	0434284948

## Authority to Proceed

---

Name  
(Owner/Rental/Agent)

Harcourts Central

By checking this box, I acknowledge receipt of this gas safety check and its result

Date

1st Jun, 2021 2:00 PM GMT

---

## Actions

3 actions

**Inspection - record faults and observations including burner pressures / LP Gas cylinder and associated components (where applicable)**

**Are hoses, pigtail and fittings in good condition and not degraded or work hardened?**

No

The hoses were a little worn so were replaced.

To do | Priority Low | Due 9th Jun, 2021 3:48 AM GMT | Created by Karen Peters

Replace pigtail and other fittings to ensure no issues going forward.

**Inspection - record faults and observations including burner pressures / LP Gas cylinder and associated components (where applicable)**

**Are pressure regulators correctly fitted, orientated, set and complete?**

No

Pressure regulators needed adjusting.

To do | Priority Low | Due 9th Jun, 2021 3:49 AM GMT | Created by Karen Peters

Consider replacing pressure regulators to negate further adjustments being required.

**Inspection - record faults and observations including burner pressures / Declaration**

**Next gas safety check is due in 24 months. Next gas safety check due:**

31st May, 2023

To do | Priority Low | Due 9th Jun, 2021 3:51 AM GMT | Created by Karen Peters

Diarise for Gas Safety check in 24 months due 1/6/2023

## Inspection - record faults and observations including burner pressures

3 actions

### LP Gas cylinder and associated components (where applicable)

2 actions

Are cylinders installed on a firm, level and non-combustible base, and not resting on soil?

Yes

Are LP Gas cylinders suitably restrained and have compliant clearances?

Yes

Are hoses, pigtail and fittings in good condition and not degraded or work hardened?

No

The hoses were a little worn so were replaced.

To do | Priority Low | Due 9th Jun, 2021 3:48 AM GMT | Created by Karen Peters

Replace pigtail and other fittings to ensure no issues going forward.

Are pressure regulators correctly fitted, orientated, set and complete?

No

Pressure regulators needed adjusting.

To do | Priority Low | Due 9th Jun, 2021 3:49 AM GMT | Created by Karen Peters

Consider replacing pressure regulators to negate further adjustments being required.

### Combustion spillage from open flued and room sealed appliances (Refer to ESV Gas Information Sheet 38 and AS 4575)

Before proceeding with combustion product spillage testing ensure the appliance is clean and operating in accordance with the manufacturer's requirements.

Combustion products readings should be recorded in the observations table

#### Appliance

##### Appliance 1

Location, Type, Make and Model

Heater, Wall mounted, Fujitsu, 444H

Negative pressure test (open flued appliances only) - Was there a negative pressure?

No

Spillage test - Was there spillage of combustion products?

No

##### Appliance 2

Location, Type, Make and Model

Cooktop, Freestanding, Smeg, 93446

Negative pressure test (open flued appliances only) - Was there a negative pressure?

No

Spillage test - Was there spillage of combustion products?

Yes

Appliance 3

Location, Type, Make and Model

Negative pressure test (open flued appliances only) - Was there a negative pressure?

Spillage test - Was there spillage of combustion products?

## Dangerous Gas Installations

Gas Safety (Gas Installation) Regulations 2018, Part 3, Division 3, Section 21

1. If a person carrying out gasfitting work on a gas installation becomes aware of a danger arising from a defect in the gas installation, the person must without delay -

- a). take all steps that are necessary to make the installation safe; and
- b). notify the owner of the gas installation and the occupier of the premises in which the installation is situated of the defect.

2. Sub regulation (1)(a) does not apply if the person is unable, or it is unreasonable for the person, to take the necessary steps to make the gas installation safe.

3. If the person carrying out the gasfitting work is unable, or it is unreasonable for the person, to make the gas installation safe, he or she must, without delay, notify Energy Safe Victoria or Fair Trading or equivalent in NSW

- a). if the gas installation uses natural gas, the gas distribution company which supplies that gas to the gas installation of the defect; or
- b). if the gas installation uses LPG, the gas retailer which supplies that gas to the gas installation of the defect.

## Declaration

1 action

I, being the person responsible for the inspection of the identified gas appliances or installations in the rental property or rooming house, particulars of which are described here, having exercised reasonable skill and care when carrying out the inspection, hereby declare on the date of inspection that the information in this report, including the observations and recommendations, provides an accurate assessment of the condition of the gas appliances or installations in the rental property or rooming house taking into account the stated extent of the installation and the limitations of the inspection and testing.

I further declare that in my judgment, the said appliance(s) and corresponding installation(s) is/are:

Status

Non-compliant - no immediate risk, however, the customer should be advised that remedial work is required to be carried out to bring the gas appliance or its installation up to standard

By checking this box the gasfitter acknowledges that he/she has completed this gas safety checks

Next gas safety check is due in 24 months. Next gas safety check due:

31st May, 2023

To do | Priority Low | Due 9th Jun, 2021 3:51 AM GMT | Created by Karen Peters

Diarise for Gas Safety check in 24 months due 1/6/2023

# Gas Heater Type A Appliance Service Report

Gas Heater Type A Appliance Service Report

Date	1st Jun, 2021
Licensed/Registered Person	Chris
License/Registration No	11234134hty
Contact No	0409921791
Street Address	68 High Street, Cremorne, VIC
Appliance	Gas Heater
Certified?	Yes
Manufacturer	Fujitsu
Model	
Serial No	134134i9
Date of Installation	31st Dec, 1969
Compliance Certificate No	9093474675
General Installation Observations	Located behind furniture.
Appliance Condition	Fair considering age.
Fluing system condition: (including chimney)	Good
Approved cowl	Yes
Is room ventilation compliant?	Yes
Appliance isolation valves	Yes
Appliance electrically safe	Yes

## Negative pressure test – as per ESV / VBA's Negative Pressure and Carbon Monoxide Spillage Test Report (if applicable)

Result	Carbon Monoxide Spillage Test Report (if applicable) Pass
--------	--

Clean dust and debris from appliance

Burner  
Pilot  
Fan  
Filters  
Air Tankers

Cracked heater exchanger

Note: If a heat exchanger is cracked or split, any immediate danger can be determined by a combustion spillage test

Check and set appliance operating pressure (kPa)

70(kPa)

Gas burner check

Flame abnormality

No

Flame impingement

No

Check operation of appliance and safety devices

Carbon Monoxide Spillage Test Report provided

Yes

Repairs

## Statement of Compliance

Heater cleaned and serviced

Heater isolated due to CO spillage or fault

Next Service Date

31st May, 2023

Note: If heater is immediately unsafe and client refuses to have the heater isolated - notify ESV on 1800 652 563, select option 5 or conduct NSW Fair Trading.

This is not a comprehensive list of service and maintenance activities for all appliances and should be used as a minimum to ensure the appliance safety. It should be used in conjunction with AS 4575 Gas appliance - Servicing of Type A appliances



# Negative Pressure and Carbon Monoxide Spillage Test Report

Negative Pressure and Carbon Monoxide Spillage Test Report

Appliance Certification Number	23825649
Serial Number	2348t67p24kjh
Number of Fans	2
CO Test Equipment	Testo 440
Calibration Date	8th May, 2021
Licensed Person	Chris
License Number	q245245

## Establish Baseline Conditions

Heater is at room temperature	Satisfied
Exhaust fans turned off	Satisfied
External doors and windows closed	Satisfied
Smoke test conducted	Satisfied
Observations	

## Test for Negative Pressure

External doors and windows closed	Satisfied
Open or close internal doors to achieve (potential) greatest negative pressure	Satisfied
Exhaust fans turned on	Satisfied
Smoke test conducted	Satisfied
Smoke behaves like baseline test = no negative pressure is present	Satisfied
Smoke is drawn away from heater = negative pressure is present	Satisfied

Instruction: clean the appliance and check it for obvious appliance defects.

Ventilation installed to eliminate negative pressure?	Yes
If not installed, provide the Size of vent required	

## Test for Carbon Monoxide Spillage

External doors and windows closed	Satisfied
Exhaust fans turned on	Satisfied
Open or close internal doors to achieve (potential) greatest negative pressure	Satisfied
Instruction: measure and record the background CO reading (ppm).	
Turn heater on high	Satisfied
Turn heater fan on high	Satisfied

## CO detector sampling probe placed at:

Draft diverter relief openings	Satisfied
Flue connection	Satisfied
Heat exchanger joints	Satisfied
Other, please specify	

## Findings for other item

Instruction: continue monitoring for CO spillage and record the readings taken after the appliance has been operating for:

- 5 minutes from cold (gas space heater, indirect gas-fired ducted air-heater or a Type 2 decorative-effect gas heater) » Allow for additional 5 minutes if the appliance is installed in a chimney without a chimney liner
- 10 minutes from cold (Type 1 decorative-effect gas heater)

Measure and record the detector reading (ppm)	4.5mg
Reconfirm background reading (ppm)	4.4mg
Is the new reading from the appliance higher than the CO background reading?	No

If negative pressure was present and ventilation was not installed earlier, install ventilation or provide the client with ESV / VBA information letter. Notify VBA via email at [gasheaters@vba.vic.gov.au](mailto:gasheaters@vba.vic.gov.au) or phone 1300 815 127.

## Statement of Compliance

Heater cleaned and serviced	Satisfied
Heater isolated due to CO spillage	Satisfied
Negative pressure present but not spilling CO (referred to VBA)	Satisfied
Client refuses to have heater isolated due to CO spillage (referred to ESV)	Satisfied