

COMPREHENSIVE STEP-BY-STEP GAS SAFETY INSPECTION CHECKLIST

So what sits inside a full gas safety inspection checklist? Let's walk through it step by step in a friendly way that you easily understand. All these steps support landlord gas safety regulations in a simple, practical way. [Alllandlordcertificates.co.uk](https://alllandlordcertificates.co.uk) offers you a free gas safety inspection checklist.

1. DOCUMENTATION & COMPLIANCE

- Verify engineer qualifications (e.g., Gas Safe registration, license validity).
- Confirm that the work scope aligns with legal requirements (e.g., annual landlord gas safety checks).
- Review previous inspection reports, service history, and any outstanding actions.
- Ensure access to relevant manuals, system diagrams, and appliance specifications.
- Verify the availability of emergency contact information and site safety protocols.

2. VISUAL CONDITION & GENERAL SAFETY

- Inspect the condition of all gas appliances (casing, panels, seals).
- Check for signs of damage, corrosion, soot, staining, or loose components.
- Verify adequate ventilation in rooms containing gas appliances.
- Ensure surrounding areas are free of combustible materials and obstructions.
- Confirm the appliance installation location meets clearance requirements.

3. GAS PIPEWORK & SUPPLY SYSTEM

- Identify the location of the gas meter and ensure it is accessible.
- Inspect the meter for damage, leaks, and ensure it is properly labeled.
- Check the emergency control valve (ECV) for accessibility and operation.
- Verify bonding/earthing of gas pipework.
- Examine pipe routes for signs of corrosion, mechanical damage, or improper support.
- Confirm correct pipe sizing for appliance load.

4. GAS TIGHTNESS TESTING

- Perform preliminary checks (meter and appliance isolation as needed).
- Conduct tightness tests using appropriate test equipment and procedures.
- Record the standing pressure and working pressure.
- Confirm there are no unauthorized fittings or extensions.
- Document results and assess for permissible pressure drop.

5. APPLIANCES – INDIVIDUAL CHECKS

A. Boilers

- Verify the manufacturer's recommended flue installation and termination point.
- Inspect the flue for integrity, blockages, and corrosion.
- Confirm condensate pipe condition and routing.
- Check boiler casing seals and safety interlocks.
- Assess the flame picture (if applicable).

B. Gas Hobs / Cookers

- Check stability devices (anti-tilt brackets).
- Inspect burners for cleanliness and proper flame pattern.
- Check ignition systems and controls.
- Verify ventilation requirements for cooking appliances.

C. Water Heaters

- Verify correct flueing or ventilation.
- Check thermostat operation and safety shut-offs.
- Measure the water temperature to ensure there is no scalding hazard.

D. Gas Fires / Room Heaters

- Perform a spillage check (using a smoke match or an approved method).
- Ensure adequate room ventilation.
- Inspect ceramic logs, radiant, and internal firebox condition.

6. COMBUSTION ANALYSIS & PERFORMANCE

- Perform Flue Gas Analysis (FGA) if applicable.
- Record CO and CO₂ levels, burner pressure, and efficiency readings.
- Confirm readings fall within manufacturer tolerances.
- Check safe operation under maximum and minimum settings.

7. VENTILATION REQUIREMENTS

- Verify vents are unobstructed, correctly sized, and properly installed.
- Check mechanical ventilation systems (if connected to gas appliances).
- Ensure no modifications compromise ventilation safety.

8. FLUE & CHIMNEY SYSTEM

- Ensure the flue is continuous, secure, and correctly routed.
- Inspect the terminal for obstructions, damage, or incorrect distance from windows/vents.
- Confirm proper draft and discharge of combustion products.
- Check for signs of condensation or water ingress.

9. SAFETY DEVICES & CONTROLS

- Inspect and test flame supervision devices (FSD).
- Test thermocouples, solenoid valves, and pressure relief devices.
- Verify operation of appliance thermostats, timers, and programmers.
- Ensure all safety shut-offs function properly.



10. CARBON MONOXIDE (CO) PROTECTION

- Confirm the presence and correct placement of CO detectors where required.
- Check expiry dates, battery condition, and alarm functionality.
- Record test results and replacement recommendations.

11. OPERATIONAL TESTS

- Run all appliances through full operating cycles.
- Confirm smooth ignition, stable operation, and correct shutdown.
- Listen for abnormal sounds or vibrations.
- Verify temperature output and water pressure, where applicable.

12. FINAL AREA SAFETY CHECK

- Ensure all panels and casings are reinstalled correctly.
- Confirm there are no gas odors or leaks detected.
- Clear the work area of tools and debris.
- Reinstate gas supply and appliances safely.



13. REPORTING & CERTIFICATION

- Complete a gas safety certificate (e.g., CP12 in the UK).
- Record appliance details, test results, and identified risks.
- Note recommendations for repairs, upgrades, or future inspections.
- Provide copies to occupants, owners, or building managers.
- Log findings in maintenance systems.

14. EMERGENCY PREPAREDNESS

- Confirm occupants know how to shut off the gas at ECV.
- Verify availability of emergency instructions on-site.
- Advise on signs of CO exposure and safe operating practices.

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