Giverney House - Communal
Water Garden Square, London, SE16 6RL
UPRN 1377A0000000C

FRANKHAM RMS

# FIRE DOOR INSPECTION REPORT

| INSPECTION DATE | CLIENT NAME | INSPECTOR'S NAME |
|---|---|---|
| 26/11/2024 | Wandle Housing Association | Mohammed Waheed |

## SCOPE

This fire door inspection was undertaken to assist Wandle Housing Association in meeting their responsibilities under Article 17 of the Regulatory Reform (Fire Safety) Order 2005 and the Fire Safety Act 2021.

## BUILDING OVERVIEW

| ELEMENT | NOTES |
|---|---|
| Building Description | Purpose built block of flats over 8 floors constructed of masonry brick with a render section of wall, flat roof and concrete, steel and concrete balconies. |
| Total no. of Communal Fire Doorsets | 27 |
| Total no. of Flat Entrance Doors | 52 |

## EXECUTIVE SUMMARY

| CATEGORY | QUANTITY |
|---|---|
| No. of Doorsets Assessed | 27 |
| SIGNIFICANT FINDINGS | |
| No. of Doors Confirmed As New | 0 |
| No. of Doors Good Condition | 18 |
| No. of Doors Requiring Significant Remedials | 0 |
| No. of Doors at End of Life Cycle / Damaged beyond repair | 9 |

## NO ACCESS DOORS

| DOORS NOT ACCESSIBLE | REASON |
|---|---|
| | |
| | |
| | |

## ADDITIONAL COMMENTS (IF REQUIRED):

## DISCLAIMER:

As instructed by the client, this was a visual only, non-intrusive inspection. The client is reminded that without an intrusive survey it is not possible to confirm whether the door has been installed correctly. This inspection was carried out in line with the fire door certificate provided by the Client. The Fire Door Inspection is based on a sampling approach and does not in any way guarantee that the product or service provided by the client meets the expected characteristics. Not all details may be picked up. The client retains full responsibility for the product or service that they provide, and FRMS do not accept any liability for failure of a product or service provided by the client, or any damage or loss caused by the failure of a product or service provided by the client. FRMS were asked to carry out an inspection in relation to checking any visible faults. The client has notified of the intended fire rating of the doorset. FRMS cannot be held responsible if the wrong glues or door core were used or any hidden defects within the door or frame cores, as this is outside the scope of the inspection. FRMS believes the information contained within this report to be correct at the time of writing but does not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed at the time of inspections and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made. This report remains the property of FRMS. The report is provided to the client for informative use only and its contents must not be shown to other parties without the prior written consent of FRMS. Architraves were not removed to check the fire stopping between the door fame and substrate.

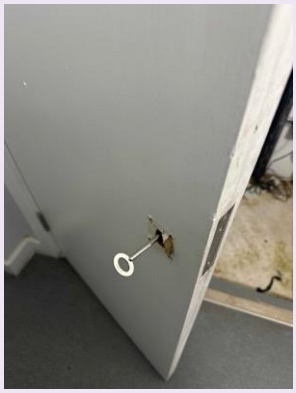
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 7 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | N/V | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | N/V | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | N/V | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 7th |
| FLOOR | 7 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD60(s) |

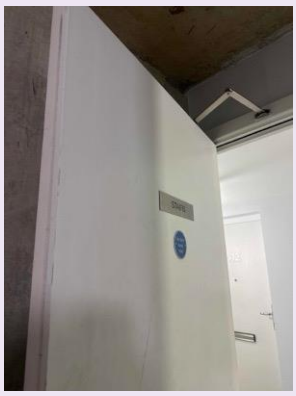
| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 6th |
| FLOOR | 6 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD60(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 7 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 5th |
| FLOOR | 5 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD60(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 6 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

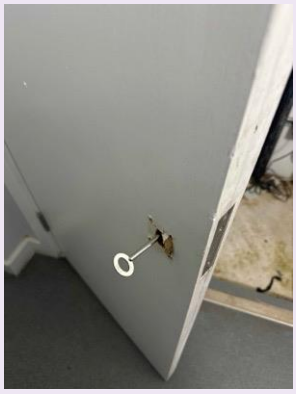
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 6 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | N/V | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | N/V | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | N/V | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

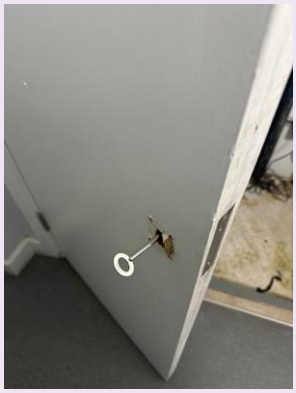
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 5 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | N/V | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | N/V | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | N/V | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 5 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 4 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

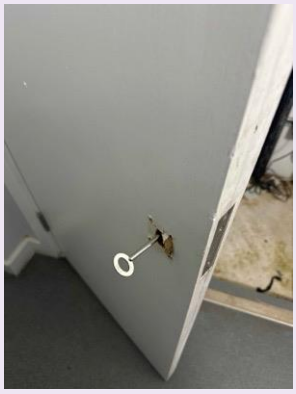
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 4 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 4th |
| FLOOR | 4 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD60(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door  requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 3 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

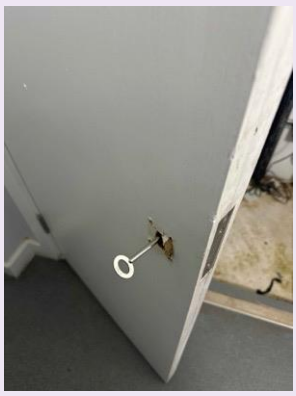
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 3 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 3rd |
| FLOOR | 3 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 2nd |
| FLOOR | 2 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

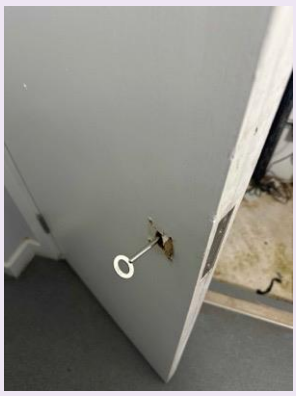
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 2 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 2 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs 1st |
| FLOOR | 1 |
| LOCATION | Stairs |
| REQUIRED FIRE RATING | FD30(s) |

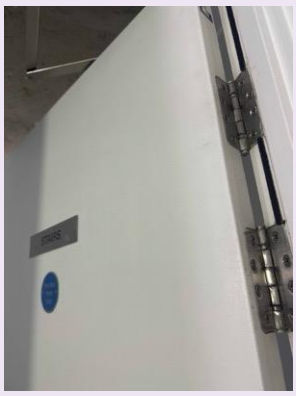
| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 1 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

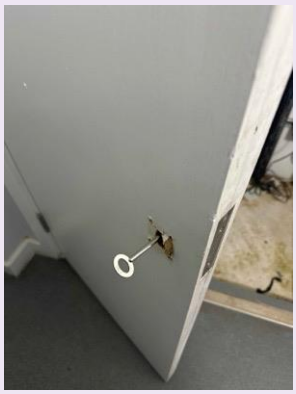
| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 1 |
| LOCATION | Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |
| Damaged lock surround. Repair works required |  |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs Ground |
| FLOOR | 0 |
| LOCATION | Lift lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Entrance Lobby |
| FLOOR | 0 |
| LOCATION | Entrance |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | Clear F/R (with stamp) | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 2 X 15X4 fire plus fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 930 x 2060 x 54mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | Y | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | Y |
| Drop seal is suitable? | N/V | Are the glazing beads well attached to the frame and free from damage? | Y |
| Is the drop seal fitted correctly? | N/V | Is the glass free from damage and cracking? | Y |
| Is the drop seal completely closing the gap under the door? | N/V | Is the glass safety rated? | Y |
| **Hinges** | | Is the glass fire rated? | Y |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | N | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| There were screw(s) missing from hinges, the screw(s) should be re-instated in line with the doors tested data by a 3rd party accredited fire door contractor. | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Electric Riser |
| FLOOR | 0 |
| LOCATION | Lift Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Cleaners Cupboard |
| FLOOR | 0 |
| LOCATION | Lift Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2060 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Water Riser |
| FLOOR | 0 |
| LOCATION | Lift Lobby |
| REQUIRED FIRE RATING | FD30(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | Mortice lock |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | None fitted |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 675 x 2050 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | |

| DOOR CONDITION SUMMARY CODE | B - GOOD CONDITION |
|---|---|
| GENERAL COMMENTS | |
| | |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | N/V |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | N/V |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | N/V |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | N/V |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | Y |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | Y |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | Y |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | N/V |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Locked |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The doors were found difficult to open and require remedial works | |

| IDENTIFIERS | DETAIL |
|---|---|
| CLIENT DOOR ID | Stairs Basement |
| FLOOR | 0 |
| LOCATION | Basement |
| REQUIRED FIRE RATING | FD60(s) |

| FD CHARACTERISTICS | DETAIL | FD CHARACTERISTICS | DETAIL |
|---|---|---|---|
| FD RATING | FD30(s) | LOCK / LATCH | None |
| OPENING FORCE | na | MAGLOCK | No |
| FINISH | Painted Stained | HANDLE | Push / D Pull |
| GLASS TYPE | None | HINGE TYPE | BS EN rated butt hinges |
| HINGE QUANTITY | 3 | INTUMESCENT SEAL | 15X4 fire + smoke |
| DIMENSIONS (MAIN DOOR LEAF) | 830 x 2065 x 44mm | DIMENSIONS (SECONDARY DOOR LEAF) | N/A (single leaf doorset only) |

| DOOR CONDITION SUMMARY CODE | D - LIFE CYCLE/REPLACE |
|---|---|

| GENERAL COMMENTS |
|---|
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m |

| FEATURE | Y/N/NA/NV | | Y/N/NA/NV |
|---|---|---|---|
| **Installation** | | **Door Closers** | |
| Does the supporting structure appear fire rated / free from obvious damage? | Y | Does the door close fully (from any angle) and engage the latch if fitted? | Y |
| If visible are the frame fixings suitable and sufficient? | Y | Is the closer correctly attached to the door and frame? | Y |
| If visible is the frame to supporting construction perimeter gap properly sealed? | Y | Is the closer free from damage and oil leakage? | Y |
| If visible are frame packers made from suitable materials and properly sealed? | Y | If no latch is fitted does the closer hold the door in line with the frame and intumescing seal? | Y |
| **Door Leaf** | | If hung in pairs, do both doors close fully in line if both opened and released together? | N/V |
| Does the door leaf sit against the door stop, flush with the frame and is it free of distortion? | Y | **Hold Open Devices** | |
| If the door is veneered or lipped, is the glue still holding these products firmly in place? | Y | Is the device electronically powered? | N/V |
| Is the door free from damage affecting its fire integrity? | N | Does the hold open device release the door when required? | N/V |
| **Door Frame** | | Unable to verify locally | N/V |
| Is the door frame firmly attached to the wall? | Y | **Lock and Latch** | |
| If a planted door stop is present, is it firmly attached? | Y | Is the latch / lock fitted correctly? | N/V |
| Is the door to frame gap consistently 3mm or less? | Y | Does the latch / lock hold the door firmly in place without rattling? | N/V |
| Is the door frame free from any damage affecting its fire integrity? | Y | Are all components correctly fitted and in full working order? | N/V |
| **Intumescent / Smoke / Acoustic Seals** | | **Panic Hardware** | |
| Are intumescent seals in place? | Y | Suitable panic set is fitted correctly? | N/V |
| Are the seals free from damage? | Y | Operates correctly - release and engage etc.? | N/V |
| Are smoke seals free from paint or varnish? | Y | No missing parts or improperly modified? | N/V |
| Are seals well attached inside the groove in the frame / door leaf? | Y | Force required to release door is deemed appropriate? | N/V |
| Is the smoke seal in full contact with the door giving an effective seal? | Y | **Glass and Glazing** | |
| **Under door (drop) seals** | | Is the intumescing seal continuous and attached to the glass and bead? | N/V |
| Drop seal is suitable? | Y | Are the glazing beads well attached to the frame and free from damage? | N/V |
| Is the drop seal fitted correctly? | Y | Is the glass free from damage and cracking? | N/V |
| Is the drop seal completely closing the gap under the door? | Y | Is the glass safety rated? | N/V |
| **Hinges** | | Is the glass fire rated? | N/V |
| Are suitable hinges (x3) or pivots fitted? | Y | **Threshold Gap** | |
| Are all the screws in place and the correct size? | Y | Is there a consistent gap under the door that allows it to swing without touching floor covering? | Y |
| Are the hinges free of metal fragments, oil leakage and signs of wear? | Y | If no drop seal is fitted is the gap under the door 3mm or less? | Y |
| Are the hinges free from non-intumescent packing / intumescent pads fitted if required? | Y | Is the under door gap less than 10mm? | Y |

| | | |
|---|---|---|
| **Signage Present** | Main Door | Fire Door Keep Closed |
| | Secondary Door (double leaf doorsets only) | N/A |

| Recommendations | Photos |
| --- | --- |
| The door requires to be replaced with an FD60s vision panel self closing door set as 30 minute doors are not accepted for a premises over 18m | |