Royal Standard Court - Flats
226 Hillingdon Street, London, SE17 3JD
UPRN 7508A0000000F

FRANKHAM RMS

FIRE DOOR INSPECTION REPORT

INSPECTION DATE	CLIENT NAME	INSPECTOR'S NAME
31/11/2024	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 - Concrete frame, building, concrete stairs and floors with a brick and cladding facade
Total no. of Communal Fire Doorsets	34
Total no. of Flat Entrance Doors	20

EXECUTIVE SUMMARY

CATEGORY	QUANTITY
No. of Doorsets Assessed	7
SIGNIFICANT FINDINGS	
No. of Doors Confirmed As New	0
No. of Doors Good Condition	5
No. of Doors Requiring Significant Remedials	2
No. of Doors at End of Life Cycle / Damaged beyond repair	0

NO ACCESS DOORS

DOORS NOT ACCESSIBLE	REASON

ADDITIONAL COMMENTS (IF REQUIRED):

DISCLAIMER:

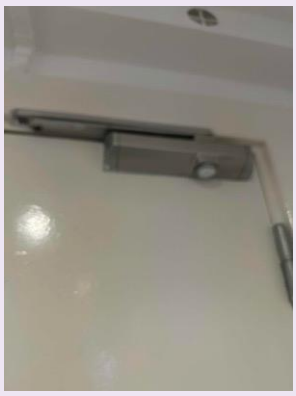
As instructed by the client, this was a visual only, non-intrusive inspection. The client is reminded that without an intrusive survey it is not possible to confirm whether the door has been installed correctly. This inspection was carried out in line with the fire door certificate provided by the Client. 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	Flat 10
FLOOR	3
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	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?	N
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?	Y
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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
Adjust closer	
Adjust locking mechanism	

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 1
FLOOR	0
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	DIMENSIONS (SECONDARY DOOR LEAF)	N/A (single leaf doorset only)

DOOR CONDITION SUMMARY CODE	C - SIGNIFICANT REMEDIALS
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
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?	Y
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?	N	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
Door gaps are excessive and require adjustment, so that all gaps between the leaf and frame are 3mm with a tolerance of 1mm all work to be completed by a 3rd party fire door contractor.	
Adjust closer	
Adjust locking mechanism	

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 20
FLOOR	7
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	DIMENSIONS (SECONDARY DOOR LEAF)	N/A (single leaf doorset only)

DOOR CONDITION SUMMARY CODE	C - SIGNIFICANT REMEDIALS
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?	Y
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?	N	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
Door gaps are excessive and require adjustment, so that all gaps between the leaf and frame are 3mm with a tolerance of 1mm all work to be completed by a 3rd party fire door contractor.	

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 19
FLOOR	7
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	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?	Y
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?	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

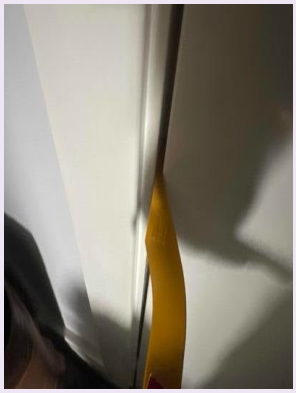
Recommendations	Photos

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 16
FLOOR	5
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	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?	Y
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?	N	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
Door gaps are excessive and require adjustment, so that all gaps between the leaf and frame are 3mm with a tolerance of 1mm all work to be completed by a 3rd party fire door contractor.	

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 15
FLOOR	5
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	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?	Y
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?	N	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
Door gaps are excessive and require adjustment, so that all gaps between the leaf and frame are 3mm with a tolerance of 1mm all work to be completed by a 3rd party fire door contractor.	

IDENTIFIERS	DETAIL
CLIENT DOOR ID	Flat 7
FLOOR	2
LOCATION	Lobby
REQUIRED FIRE RATING	FD30(s)

FD CHARACTERISTICS	DETAIL	FD CHARACTERISTICS	DETAIL
FD RATING	FD30(s)	LOCK / LATCH	Mortice latch
OPENING FORCE	na	MAGLOCK	No
FINISH	Painted Stained	HANDLE	Lever handle set
GLASS TYPE	None	HINGE TYPE	BS EN rated butt hinges
HINGE QUANTITY	3	INTUMESCENT SEAL	Other
DIMENSIONS (MAIN DOOR LEAF)	970 x 2060 x 44mm	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?	Y
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?	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?	N	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	N/A		
Secondary Door (double leaf doorsets only)	N/A		

Recommendations	Photos
The smoke seal was found to have extensive damage and should be replaced with a new seal in line with BS 8214.	