

FIRE STOPPING / SURVEY SERVICES

Fire Stopping Survey Report

FS-00014 / Issue 01 / April 2026

PASSIVE FIRE PROTECTION RECORD

Riverside House

12 Thames Walk, London, SE1 2AA
Prepared by: Example Fire Ltd

3 PENETRATIONS REQUIRE ATTENTION



SURVEY REFERENCE

FS-00014

ISSUE DATE

09 Apr 2026

RE-INSPECTION

Set by Responsible Person

SURVEYOR

Marta Kowalska

PENETRATIONS SURVEYED

6

CLIENT

Riverside Housing Association

CONTACT

Priya Nair 020 7946 0921

SURVEY STATUS

Completed

01 / PROPERTY & FINDINGS

Property overview

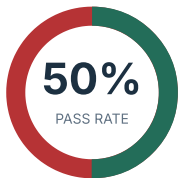
High-level snapshot of the site - who the property belongs to and the fire-stopping surveyed.



PROPERTY REFERENCE / RIVERSIDE HOUSE

FS-00014

06 Logged 6 assessed · 0 not applicable	03 Passing No action required	03 Attention Fail, defective or no access	6 / 6 Tagged 100% coverage
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3 of 6 assessed passing

Findings for the client

Of the 6 penetrations recorded: 3 failed.

■ Pass ■ Attention

Penetration mix

PENETRATION SEAL 6	LINEAR JOINT 0	CAVITY BARRIER 0	TESTED SYSTEMS USED 3
FLOORPLANS 1 file(s)	REPORT REFERENCE FS-00014	ISSUE 01	

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REPORT NAVIGATION

Contents

Select a section or penetration to open it. Page references also work in the exported PDF.

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Go directly to a penetration

FS-RH-011 p.5 Block A, Level 1 - Rise... PASS	FS-RH-012 p.6 Block A, Level 1 - Corr... ATTENTION	FS-RH-013 p.7 Block A, Level 1 - Flat ... ATTENTION	FS-RH-014 p.8 Block A, Level 1 - Stair... PASS	FS-RH-015 p.9 Block A, Level 1 - Plan... ATTENTION	FS-RH-016 p.10 Block A, Level 1 - Mai... PASS
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02 / REPORT BASIS

Scope & document control

Commissioning information, survey basis and report sign-off.

CLIENT

Riverside Housing Association

SURVEYOR

Marta Kowalska · Example Fire Ltd

RE-INSPECTION

Set by Responsible Person

CONTACT

Priya Nair · 020 7946 0921

SURVEY DATE / ISSUE

09 Apr 2026 / Issue 01

SURVEY STATUS

Completed

Disclaimer & confidentiality

This report records the condition of the fire-stopping (penetration seals, linear joints and cavity barriers) identified, as observed during a visual, non-destructive survey on the date shown. It is provided to support the Responsible Person's duty to maintain fire precautions in an efficient state under the Regulatory Reform (Fire Safety) Order 2005 (as amended). It does not certify compliance with any standard, does not guarantee the fire performance of any installation, and does not transfer or discharge any statutory duty. Findings reflect the condition observed at the time of survey only, and are treated as confidential.

Article 17 of that Order requires the responsible person, where necessary to safeguard relevant persons, to keep the premises and fire safety equipment in an efficient state and good repair under a suitable system of maintenance. Fire-stopping forms part of those precautions. The Order applies in England and Wales; Scotland and Northern Ireland have their own regimes.

How to use this report

Use alongside your fire risk assessment to prioritise remedial works. Keep it with the building's fire safety information, including anything provided under regulation 38 of the Building Regulations 2010 at completion of building work.

Survey basis

A visual, non-destructive assessment: each penetration is recorded against the tested system it is intended to match, and the surveyor determines every result. Fire resistance is a property of the installed system as a whole; a system reference records the tested solution, not a test of this installation.

Responsibilities

Responsibility for acting on findings rests with the Responsible Person, who must appoint one or more competent persons to assist with preventive and protective measures, subject to the exemptions in Article 18(6)-(7).

There is no fixed statutory re-inspection interval for fire stopping; cadence is risk-based and event-driven (for example after any breach of a fire-resisting barrier), set by the Responsible Person in line with the fire risk assessment.

SURVEYOR SIGNATURE

Signature not on file

Marta Kowalska

Surveyor

MANAGER SIGNATURE

Signature not on file

Sam Whitfield

Manager

FS-RH-011

Block A, Level 1 - Riser cupboard, north wall

PASS

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Pass

ELEMENT

Wall

SEVERITY

-

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Blockwork wall, 140mm

SERVICES

Cable bundle (6 × LSZH) and 50mm steel conduit

OPENING SIZE

400 × 300 mm

ANNULAR GAP

22 mm

SEAL DEPTH

60 mm

LOCATION

Block A, Level 1 - Riser cupboard, north wall

FLOOR

Block A - Level 1

TAG UID

FSA-2E71-9044

TAG VERIFIED

09 Apr 2026

Tested system

Rockwool Ablative Coated Batt (EI 120)

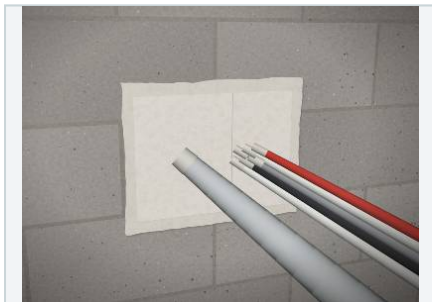
EI 120 · BS EN 1366-3 · Cert CERTIFIRE CF-5401

Full certification detail in the Tested systems appendix.

Findings

Batt installed both faces, ablative coating continuous. Depth confirmed by probe.

Photo evidence · As found



As found

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FS-RH-012

Block A, Level 1 - Corridor ceiling void, grid ...

FAIL / HIGH

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Fail

ELEMENT

Floor

SEVERITY

High risk

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Concrete slab, 200mm

ANNULAR GAP

25 mm

SERVICES

110mm uPVC soil pipe

SEAL DEPTH

200 mm

OPENING SIZE

160 mm dia

LOCATION

Block A, Level 1 - Corridor ceiling void, grid C4

FLOOR

Block A - Level 1

TAG UID

FSA-55C8-1207

TAG VERIFIED

09 Apr 2026

Tested system

Protecta FR Collar (EI 120)

EI 120 · BS EN 1366-3 · Cert CERTIFIRE CF-5610

Full certification detail in the Tested systems appendix.

Findings

Defect: Collar absent - combustible pipe sealed with sealant only

Recommended action: Remove the sealant-only detail and install a certified FR collar to the underside, to the tested system for a 110mm combustible pipe through a 200mm slab.

Sealant alone will not restrain a combustible pipe at this diameter.

Photo evidence · As found



As found

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FS-RH-013

Block A, Level 1 - Flat 11 entrance, head d...

FAIL / MEDIUM

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Fail

ELEMENT

Wall

SEVERITY

Medium risk

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Blockwork wall, 140mm

ANNULAR GAP

20 mm

SERVICES

Linear joint, wall to soffit

SEAL DEPTH

25 mm

OPENING SIZE

20 mm linear

LOCATION

Block A, Level 1 - Flat 11 entrance, head detail

FLOOR

Block A - Level 1

TAG UID

FSA-8B30-4471

TAG VERIFIED

09 Apr 2026

Tested system

Hilti CFS-S SIL Firestop Sealant (EI 120)

EI 120 · BS EN 1366-4 · Cert CERTIFIRE CF-5522

Full certification detail in the Tested systems appendix.

Findings

Defect: Seal not continuous - 180mm section missing

Recommended action: Clean the joint and re-seal the full length to the tested depth, backed with the specified backing rod.

Gap visible above the door head where the blockwork meets the soffit.

Photo evidence · As found



As found

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FS-RH-014

Block A, Level 1 - Stair core lobby, east wall

PASS

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Pass

ELEMENT

Wall

SEVERITY

-

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Blockwork wall, 140mm

ANNULAR GAP

18 mm

SERVICES

Cable tray, 300mm, plus 4 × data cables

SEAL DEPTH

60 mm

OPENING SIZE

450 × 250 mm

LOCATION

Block A, Level 1 - Stair core lobby, east wall

FLOOR

Block A - Level 1

TAG UID

FSA-19F4-6620

TAG VERIFIED

09 Apr 2026

Tested system

Rockwool Ablative Coated Batt (EI 120)

EI 120 · BS EN 1366-3 · Cert CERTIFIRE CF-5401

Full certification detail in the Tested systems appendix.

Findings

Tray sleeved and batted both faces. Identification label applied adjacent to the seal.

Photo evidence · As found



As found

Remedial fire stopping quoted separately - talk to us

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FS-RH-015

Block A, Level 1 - Plant room, west wall

FAIL / LOW

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Fail

ELEMENT

Wall

SEVERITY

Low risk

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Blockwork wall, 140mm

ANNULAR GAP

34 mm

FLOOR

Block A - Level 1

SERVICES

2 × 22mm copper pipe

SEAL DEPTH

60 mm

TAG UID

FSA-70DD-8815

OPENING SIZE

90 mm dia

LOCATION

Block A, Level 1 - Plant room, west wall

TAG VERIFIED

09 Apr 2026

Tested system

Rockwool Ablative Coated Batt (EI 120)

EI 120 · BS EN 1366-3 · Cert CERTIFIRE CF-5401

Full certification detail in the Tested systems appendix.

Findings

Defect: Annular gap exceeds the tested maximum for this system

Recommended action: Reduce the opening with the specified backing, or move to a system tested for a 34mm annular gap at this substrate thickness.

Seal present and sound, but outside the tested field of application.

Photo evidence · As found



As found

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FS-RH-016

Block A, Level 1 - Main entrance lobby, riser w...

PASS

Floor: Block A - Level 1 · Identity, construction & result

RESULT

Pass

ELEMENT

Wall

SEVERITY

-

REQUIRED RATING

EI 120

TYPE

Penetration seal

TAG

Tagged

Construction & geometry

SUBSTRATE

Blockwork wall, 140mm

ANNULAR GAP

14 mm

FLOOR

Block A - Level 1

SERVICES

Single 32mm uPVC waste pipe

SEAL DEPTH

60 mm

TAG UID

FSA-4A62-3390

OPENING SIZE

60 mm dia

LOCATION

Block A, Level 1 - Main entrance lobby, riser wall

TAG VERIFIED

09 Apr 2026

Tested system

Protecta FR Collar (EI 120)

EI 120 · BS EN 1366-3 · Cert CERTIFIRE CF-5610

Full certification detail in the Tested systems appendix.

Findings

Collar fitted to the tested system; fixings complete.

Photo evidence · As found



As found

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04 / LOCATION PLAN

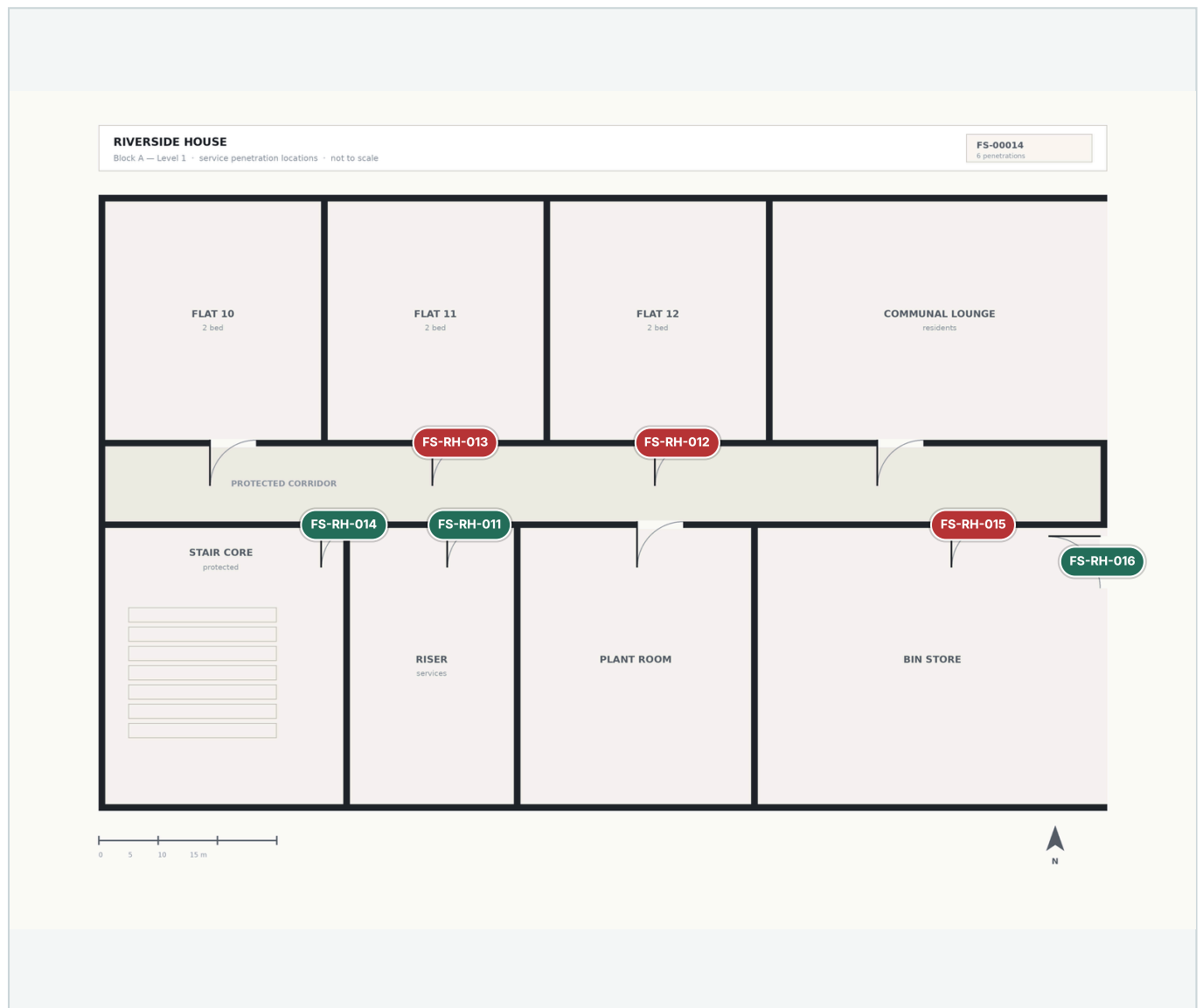
Floorplan overview

Spatial context for penetration locations within the building.

Block A - Level 1

Plan notes

Penetration positions pinned on site. Plan supplied by the client; not to scale.



● Attention ● Pass ● N/A 6 pinned on this plan, 0 assigned without a pin

05 / PRIORITIES

Survey summary & next steps

Scope, defect risk, next steps, condition, access and the remedial schedule.

Scope & sampling

This report covers the 6 items listed in it, recorded at this survey.

No scope or sampling statement was recorded for this survey, so the findings below cannot be read as a statement about the whole building.

Defect risk bands

Risk colours apply to penetrations recorded as fail or defective: Red = High, Amber = Medium, Green = Low.

High risk		1 (33%)
Medium risk		1 (33%)
Low risk		1 (33%)

Next steps

- 01 Prioritise remediation for the 1 high-risk penetration and agree completion dates.
- 02 Re-seal the 3 penetrations recorded as fail or defective using a tested system suited to the substrate and services, then re-survey.
- 03 Spot-check a sample of the 6 tagged penetrations to confirm QR codes and metadata are still accurate.

There is no fixed statutory re-inspection interval for fire stopping. Re-survey timing is risk-based and event-driven (for example after any breach of a compartment line), set by the Responsible Person in line with the fire risk assessment.

Condition snapshot

At the time of survey, 3 of 6 assessed penetrations (50%) were recorded as passing, 3 as failing.

Limitations & assumptions

- Assessment based on visual, non-destructive survey at the time of the visit; the surveyor determines every result.
- Concealed seals may not have been fully accessible; where build-up is hidden, photographic evidence captured during installation is relied upon.
- Fire resistance is a property of the installed system as a whole, not of any single product.
- System references record the tested solution each seal is intended to match. They are not a test of this installation, and third-party certification of a system does not of itself evidence correct installation.
- Some penetrations or areas may have been inaccessible and were not assessed; these are identified in the register.
- Findings reflect the condition on the survey date only and may change over time.
- Information relies on records and access provided by the client or responsible person.
- This report is not a certificate of compliance. It is prepared for the named client; no duty of care is accepted to others without our written agreement, and nothing here excludes liability that cannot lawfully be excluded.

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06 / CERTIFICATION

Tested systems (appendix)

Certification evidence for each tested system referenced by a penetration in this survey.

Each seal is intended to match one of these tested solutions.

SYSTEM	TYPE / SCOPE	CLASSIFICATION	TEST STANDARD	CERTIFICATION	VALID UNTIL
Rockwool Ablative Coated Batt RW-ACB-60	Coated batt · Mixed Services Through Masonry And Blockwork Walls	EI 120	BS EN 1366-3	Warringtonfire · Cert CERTIFIRE CF-5401 · Report WF-398421	30 Jun 2028
Hilti CFS-S SIL Firestop Sealant CFS-S-SIL	Silicone sealant · Linear Joints And Small Single- service Penetrations	EI 120	BS EN 1366-4	Warringtonfire · Cert CERTIFIRE CF-5522 · Report WF-402887	31 Jan 2029
Protecta FR Collar PR-FRC-110	Pipe collar · Combustible Pipes Up To 110mm Through Walls And Floors	EI 120	BS EN 1366-3	Warringtonfire · Cert CERTIFIRE CF-5610 · Report WF-411063	30 Nov 2027

07 / ASSET REFERENCE

Penetration index (appendix)

Flat list of all penetrations in this survey for offline filtering and matching against on-site labels.

ITEM	LOCATION	FLOOR	SYSTEM	STATUS	PAGE
FS-RH-011	Block A, Level 1 - Riser cupboard, north wall	Block A - Level 1	Rockwool Ablative Coated Batt (EI 120)	PASS	<u>5</u>
FS-RH-012	Block A, Level 1 - Corridor ceiling void, grid C4	Block A - Level 1	Protecta FR Collar (EI 120)	FAIL / HIGH	<u>6</u>
FS-RH-013	Block A, Level 1 - Flat 11 entrance, head detail	Block A - Level 1	Hilti CFS-S SIL Firestop Sealant (EI 120)	FAIL / MEDIUM	<u>7</u>
FS-RH-014	Block A, Level 1 - Stair core lobby, east wall	Block A - Level 1	Rockwool Ablative Coated Batt (EI 120)	PASS	<u>8</u>
FS-RH-015	Block A, Level 1 - Plant room, west wall	Block A - Level 1	Rockwool Ablative Coated Batt (EI 120)	FAIL / LOW	<u>9</u>
FS-RH-016	Block A, Level 1 - Main entrance lobby, riser wall	Block A - Level 1	Protecta FR Collar (EI 120)	PASS	<u>10</u>

Reference guide

Item identity

Each item is named by its own reference, else its tag UID, else its record number; the same name prints on its record, the Contents, the floorplan pins and this index.

Outcomes

Pass, Fail, Defective, No access and N/A keep their distinct meanings. Fail, defective and no access require attention; N/A is excluded from the pass rate.

Evidence

6 photographs are captioned with the stage recorded. Photographs a record cannot hold continue on the evidence sheets after it.

Tested systems

3 tested systems are listed in the appendix with certification. Each record names the system its seal is intended to match and flags any rating shortfall.

Document control

REPORT / ISSUE

FS-00014 / Issue 01

PREPARED / ISSUED

Example Fire Ltd / 09 Apr 2026

CLIENT

Riverside Housing Association

REPORT EXTENT

6 items / 14 pages

Remedial fire stopping quoted separately - talk to us

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