

FIRE SAFETY / INSPECTION REPORT

Fire Door Inspection Report

FD-00007 / Issue 01 / April 2026

PROPERTY CONDITION RECORD

Riverside House

12 Thames Walk, London, SE1 2AA

5 DOORS REQUIRE ATTENTION



PREPARED FOR
Riverside Housing Association

PREPARED BY
Example Fire Ltd

INSPECTION DATE
7 April 2026

LEAD INSPECTOR
Dan Reyes

ISSUED
8 April 2026
COVERAGE
Block A — Level 1 · 8 doors

01 / PROPERTY & FINDINGS

Property overview

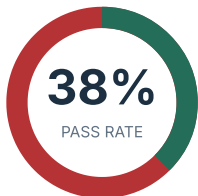
Riverside House · Block A — Level 1



PROPERTY REFERENCE / RIVERSIDE HOUSE

FD-00007

08 Doors in scope 8 inspected · 0 no access	03 Passing No defects recorded	05 Require attention	8 / 8 Tagged 100% tag coverage
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3 of 8 doors passing

Findings for the client

5 doors have repairable defects.

■ Pass ■ Attention

Property profile

CLIENT

Riverside Housing Association

REPORT REFERENCE

FD-00007

PROPERTY / ADDRESS

Riverside House · 12 Thames Walk, London, SE1 2AA

FLOORS / PLANS

Block A — Level 1 / 1 plan uploaded

Remedial works quoted separately — talk to us

Contact reports@example-fire.co.uk and quote the report and door references.

REPORT NAVIGATION

Contents

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

01	Property overview Property image, coverage, pass rate and tag coverage	02
02	Scope & document control Inspection basis, disclaimer, contacts and signatures	04
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Go directly to a door

D01 / p.5 Block A, Level 1 — Flat 12 entra... FAIL	D02 / p.10 Block A, Level 1 — Riser cupboard FAIL	D03 / p.15 Block A, Level 1 — Stair core lob... FAIL	D04 / p.20 Block A, Level 1 — Communal lo... FAIL	D05 / p.25 Block A, Level 1 — Bin store FAIL
D06 / p.30 Block A, Level 1 — Main entranc... PASS	D07 / p.35 Block A, Level 1 — Flat 11 entran... PASS	D08 / p.40 Block A, Level 1 — Plant room PASS		

02 / REPORT BASIS

Scope & document control

Commissioning information, inspection basis and report sign-off.

REQUESTED BY

Riverside Housing Association — Compliance

INSPECTOR

Dan Reyes · Example Fire Ltd

INSPECTION DATE / ISSUE DATE

07 Apr 2026 / 08 Apr 2026

CLIENT CONTACT

Priya Nair · 020 7946 0921

ALSO ATTENDING

—

NEXT REVIEW

Set by the Responsible Person

Disclaimer & confidentiality

This report records the condition of the fire doors listed, as observed during a visual, non-destructive inspection on the date shown. It is provided to support the Responsible Person's duties 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 door, and does not transfer or discharge any statutory duty. Findings reflect the condition observed at the time of inspection only, and are treated as confidential.

In England, the Fire Safety (England) Regulations 2022 add duties for multi-occupied residential buildings with a storey above 11m: common-parts fire doors checked at least every 3 months and, on a best-endeavours basis, flat-entrance doors at least every 12 months. These intervals apply in England only; other UK nations set no equivalent fixed interval.

How to use this report

Use alongside your fire risk assessment to prioritise remedial works and maintain your fire door asset register.

Inspection basis

A visual, non-destructive assessment: each door is checked component by component and the inspector determines every pass/fail outcome. Gap readings are advisory — flagged when wider or tighter than the nominal ranges — and fire ratings are recorded as labelled rather than verified by test.

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) of that Order.

Where a statutory frequency applies (in England, regulation 10 above) it is the minimum; otherwise cadence is set by the Responsible Person with the fire risk assessment.

INSPECTOR SIGNATURE

Signature not on file

Dan Reyes

Lead inspector

MANAGER SIGNATURE

Signature not on file

Sam Whitfield

Manager

D01

Block A, Level 1 — Flat 12 entrance

Block A — Level 1 · Overview & detailed findings

FAIL

DOOR RISK

High risk

APPLICABLE CHECKS

10

CATEGORIES RECORDED

10 of 12 recorded

REMEDIALS

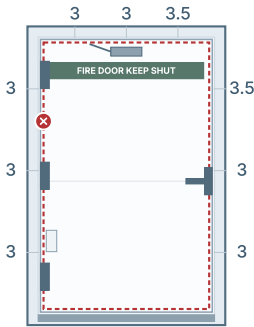
0 open · 0 completed

FAILED CHECKS

1

TAG VERIFICATION

07 Apr 2026



Dimensions in mm

FD30S

× failed check · numbers are gaps in mm;
underlined is outside the advisory range ·
omitted hardware is not fitted or has no result

FLOOR / LOCATION

Block A — Level 1 · Pin 01

FIRE RATING

FD30S

LEAF CONFIGURATION

Single

DOOR TYPE

Timber doorset

LEAF DIMENSIONS

926 × 2040 mm · 44 mm thick

TAG UID

FDA-9F41-22C7

TAG STATUS

Tagged · verified

MEASUREMENTS

Schedule G01 · p.6

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes and latches from 15° and 90°.
Frame	PASS	Low	Frame square and firmly fixed; architrave continuous to both faces, no movement at the jambs.
Gaps & clearances	PASS	Low	Perimeter readings within the 2–4mm advisory band; 3mm undercut suits the cold-smoke seal. Full readings: <u>Schedule G01, p.6</u>
Glazing	N/A	—	—
Hinges	PASS	Low	Three CE-marked hinges, fixings complete and tight.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	FAIL	High	Missing / incomplete · Seal not continuous Perimeter seal missing to the head and part of the hinge stile. Replace to full perimeter.
Ironmongery / locks	PASS	Low	CE-marked lever set on a rated sashlock; latch engaging the keep cleanly.
Certification labels	PASS	Low	CERTIFIRE label legible to the hinge-side top edge; FD30S matches the door schedule.
Leaf	PASS	Low	Faces and edges sound. No delamination, through-fixings or aftermarket cut-outs.
Signage	PASS	Low	"Fire door keep shut" present to both faces.
Threshold	PASS	Low	Cold-smoke brush seal to the threshold intact across the full leaf width.

D01

Block A, Level 1 — Flat 12 entrance

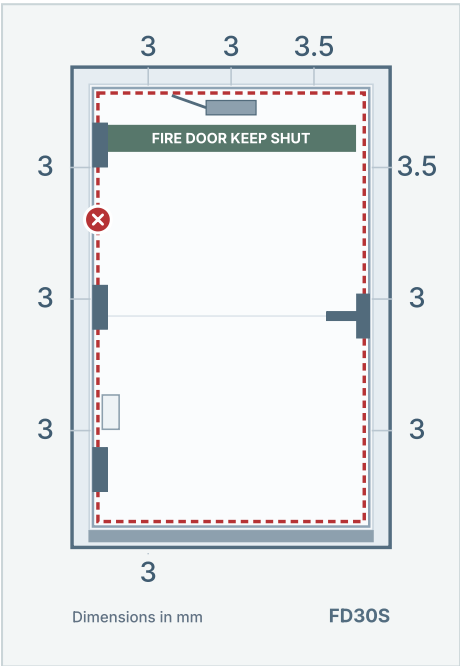
Block A — Level 1 · Configuration & gap readings

FAIL

SCHEDULE G01

Measurements

Three readings per edge. Head and threshold read left to right; jamps and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3.5
Hinge jamb	3	3	3
Latch jamb	3.5	3	3
Threshold / undercut	3	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jamps and meeting stile; up to 3 mm under the door (smoke-rated).

Inspector's observations · Gaps & clearances

PASS Severity: Low

Perimeter readings within the 2–4mm advisory band; 3mm undercut suits the cold-smoke seal.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jamps top to bottom. Readings are advisory and do not override the component findings.

D01

Block A, Level 1 — Flat 12 entrance

Block A — Level 1 · Door reference photograph

FAIL

DOOR PHOTOGRAPH

DOOR

D01 · Block A, Level 1 — Flat 12 entrance

LOCATION

Block A — Level 1

FIRE RATING

FD30S

TAG UID

FDA-9F41-22C7

INSPECTION DATE

7 April 2026



D01

Block A, Level 1 — Flat 12 entrance

Block A — Level 1 · Photo evidence

FAIL

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D01 / C01

Door closer

Low · Closes and latches from 15° and 90°.

PASS

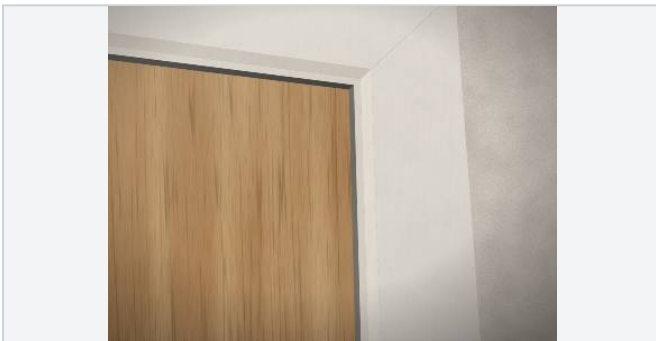


D01 / C02

Frame

Low · Frame square and firmly fixed; architrave continuous to both faces, no movement at the jambs.

PASS

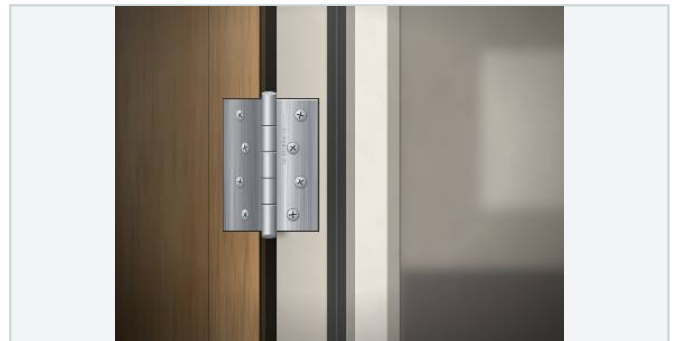


D01 / C03

Gaps & clearances

Low · Perimeter readings within the 2–4mm advisory band; 3mm undercut suits the cold-smoke seal.

PASS

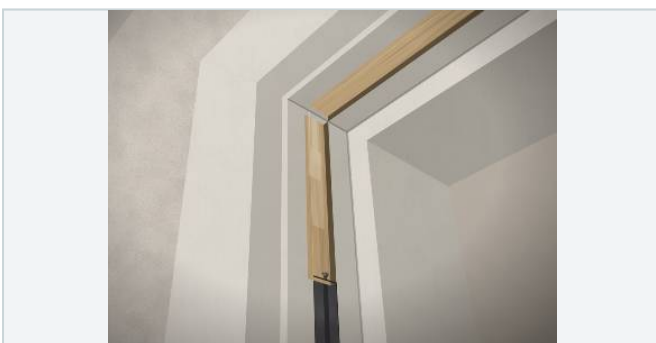


D01 / C05

Hinges

Low · Three CE-marked hinges, fixings complete and tight.

PASS



D01 / C07

Intumescent & smoke seals

High · Missing / incomplete · Seal not continuous · Perimeter seal missing to the head and part of...

FAIL



D01 / C09

Certification labels

Low · CERTIFIRE label legible to the hinge-side top edge; FD30S matches the door schedule.

PASS

D01

Block A, Level 1 — Flat 12 entrance

Block A — Level 1 · Photo evidence

FAIL

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D01 / C10

Leaf

PASS

Low · Faces and edges sound. No delamination, through-fixings or aftermarket cut-outs.



D01 / C11

Signage

PASS

Low · "Fire door keep shut" present to both faces.



D01 / C12

Threshold

PASS

Low · Cold-smoke brush seal to the threshold intact across the full leaf width.

D02

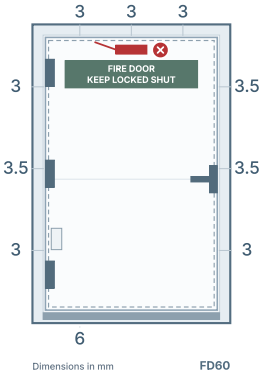
Block A, Level 1 — Riser cupboard

Block A — Level 1 · Overview & detailed findings

FAIL

DOOR RISK	CATEGORIES RECORDED	FAILED CHECKS
High risk	10 of 12 recorded	1
APPLICABLE CHECKS	REMEDIALS	TAG VERIFICATION
10	0 open · 0 completed	07 Apr 2026

Services riser. Kept locked; key held by the site manager.



× failed check · numbers are gaps in mm;
underlined is outside the advisory range ·
omitted hardware is not fitted or has no result

FLOOR / LOCATION	FIRE RATING	LEAF CONFIGURATION	DOOR TYPE
Block A — Level 1 · Pin 02	FD60	Single	Timber doorset (riser)
LEAF DIMENSIONS	TAG UID	TAG STATUS	MEASUREMENTS
926 × 2040 mm · 54 mm thick	FDA-3B08-71E5	Tagged · verified	<u>Schedule G02 · p.11</u>

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	FAIL	High	Fails to latch · Damaged / leaking Overhead closer leaking hydraulic fluid; leaf fails to latch from 15°. Replace closer.
Frame	PASS	Low	Frame fixings tight, no movement in the jambs or at the head.
Gaps & clearances	PASS	Low	All readings within tolerance. Full readings: <u>Schedule G02, p.11</u>
Glazing	N/A	—	—
Hinges	PASS	Low	Fixings complete and tight.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous to full perimeter.
Ironmongery / locks	PASS	Low	Mortice deadlock on the site key suite; keep aligned and engaging fully.
Certification labels	PASS	Low	CERTIFIRE label legible to the top edge; FD60 matches the riser doorset schedule.
Leaf	PASS	Low	Leaf sound to both faces; no service penetrations cut through the leaf.
Signage	PASS	Low	"Fire door keep locked shut" present.
Threshold	PASS	Low	No threshold device fitted to this doorset; plain undercut to the finished floor at 6mm.

D02

Block A, Level 1 — Riser cupboard

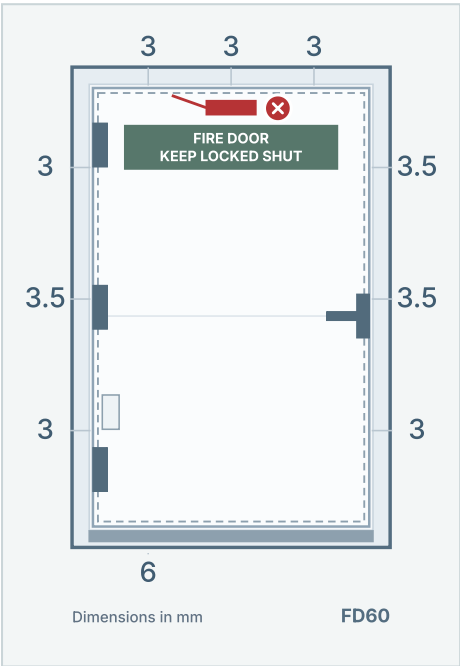
Block A — Level 1 · Configuration & gap readings

FAIL

SCHEDULE G02

Measurements

Three readings per edge. Head and threshold read left to right; jamps and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3
Hinge jamb	3	3.5	3
Latch jamb	3.5	3.5	3
Threshold / undercut	6	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jamps and meeting stile; up to 8 mm under the door.

Inspector's observations · Gaps & clearances

PASS Severity: Low

All readings within tolerance.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jamps top to bottom. Readings are advisory and do not override the component findings.

D02

Block A, Level 1 — Riser cupboard

Block A — Level 1 · Door reference photograph

FAIL

DOOR PHOTOGRAPH

DOOR

D02 · Block A, Level 1 — Riser cupboard

LOCATION

Block A — Level 1

FIRE RATING

FD60

TAG UID

FDA-3B08-71E5

INSPECTION DATE

7 April 2026



D02

Block A, Level 1 — Riser cupboard

Block A — Level 1 · Photo evidence

FAIL

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D02 / C01

Door closer

FAIL

High · Fails to latch · Damaged / leaking · Overhead closer leaking hydraulic fluid; leaf fails to...

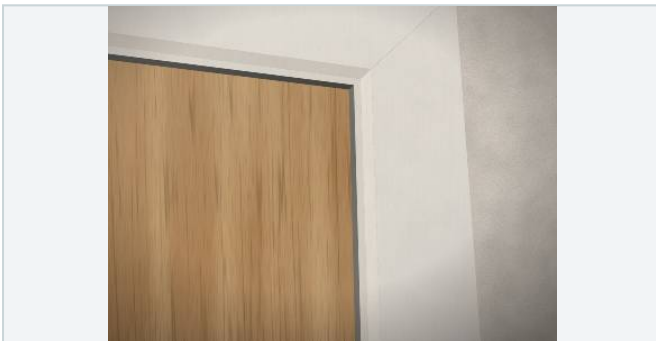


D02 / C02

Frame

PASS

Low · Frame fixings tight, no movement in the jambs or at the head.

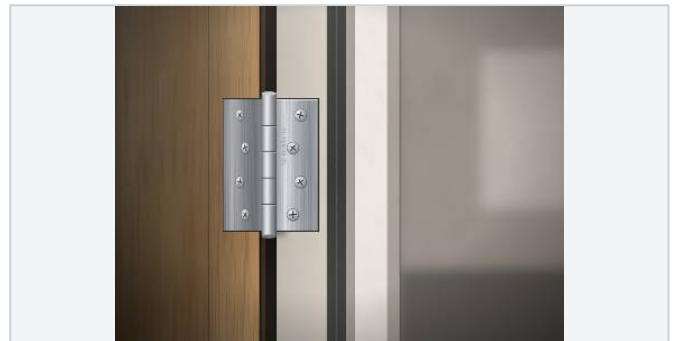


D02 / C03

Gaps & clearances

PASS

Low · All readings within tolerance.

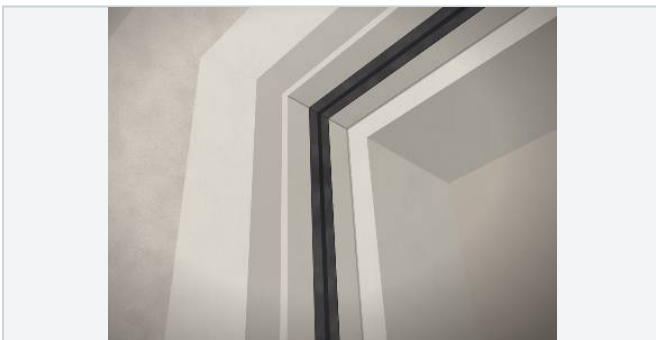


D02 / C05

Hinges

PASS

Low · Fixings complete and tight.



D02 / C07

Intumescent & smoke seals

PASS

Low · Continuous to full perimeter.



D02 / C09

Certification labels

PASS

Low · CERTIFIRE label legible to the top edge; FD60 matches the riser doorset schedule.

D02

Block A, Level 1 — Riser cupboard

Block A — Level 1 · Photo evidence

FAIL

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D02 / C10

Leaf

PASS

Low · Leaf sound to both faces; no service penetrations cut through the leaf.

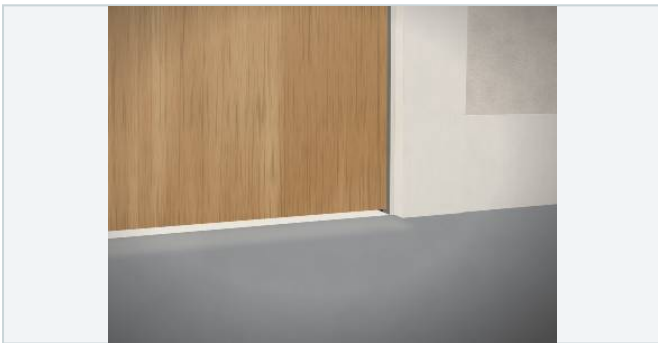


D02 / C11

Signage

PASS

Low · "Fire door keep locked shut" present.



D02 / C12

Threshold

PASS

Low · No threshold device fitted to this doorset; plain undercut to the finished floor at 6mm.

D03

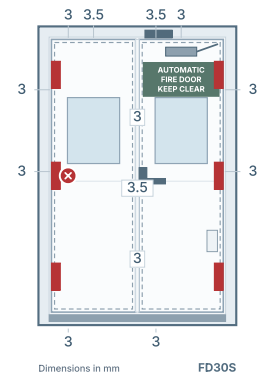
Block A, Level 1—Stair core lobby

Block A — Level 1 · Overview & detailed findings

FAIL

DOOR RISK	CATEGORIES RECORDED	FAILED CHECKS
Medium risk	12 of 12 recorded	1
APPLICABLE CHECKS	REMEDIALS	TAG VERIFICATION
12	0 open · 0 completed	07 Apr 2026

Double leaf cross-corridor door onto the protected stair. Held open on electromagnetic devices linked to the fire alarm; release tested during the visit.



x failed check · numbers are gaps in mm;
underlined is outside the advisory range ·
omitted hardware is not fitted or has no result

FLOOR / LOCATION	FIRE RATING	LEAF CONFIGURATION	DOOR TYPE
Block A — Level 1 · Pin 03	FD30S	Double	Timber doorset (double)
LEAF DIMENSIONS	TAG UID	TAG STATUS	MEASUREMENTS
1826 × 2040 mm · 44 mm thick	FDA-77A2-1044	Tagged · verified	Schedule G03 · p.16

Component checklist

Severity is the suggested priority · N/A: no result recorded

Component	Status	Severity	Findings / Notes
Door closer	PASS	Low	Both leaves close and latch in the correct sequence.
Frame	PASS	Low	Frame and head firmly fixed; architrave sound to both faces.
Gaps & clearances	PASS	Low	Meeting stile within tolerance. Full readings: Schedule G03, p.16
Glazing	PASS	Low	Vision panels intact, beads sound.
Hinges	FAIL	Medium	Fixings incomplete One fixing missing and one loose to the middle hinge, left leaf. Replace fixings to all hinges.
Hold-open / maglock	PASS	Low	Electromagnetic hold-opens to both leaves. Released on alarm activation and both leaves re-latched unaided.
Intumescent & smoke seals	PASS	Low	Continuous, no shrinkage. Meeting-stile seals present to both leaves.
Ironmongery / locks	PASS	Low	Latch and flush bolts operating; keeps aligned to both leaves.
Certification labels	PASS	Low	CERTIFIRE labels legible to the top edge of both leaves.
Leaf	PASS	Low	Both leaves sound; meeting stiles true with no binding through the swing.
Signage	PASS	Low	"Automatic fire door keep clear" present to both faces of both leaves.
Threshold	PASS	Low	No threshold device fitted; 3mm undercut to both leaves.

D03

Block A, Level 1 — Stair core lobby

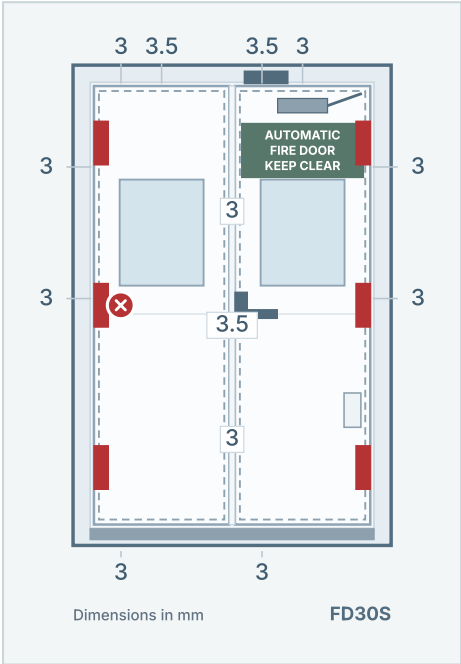
Block A — Level 1 · Configuration & gap readings

FAIL

SCHEDULE G03

Measurements

Three readings per edge. Head and threshold read left to right; jambs and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Left leaf · head	3	3.5	—
Left leaf · outer jamb	3	3	—
Left leaf · threshold	3	—	—
Right leaf · head	3.5	3	—
Right leaf · outer jamb	3	3	—
Right leaf · threshold	3	—	—
Meeting stile	3	3.5	3

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jambs and meeting stile; up to 3 mm under the door (smoke-rated).

Inspector's observations · Gaps & clearances

PASS Severity: Low

Meeting stile within tolerance.

Configuration

Two leaves: each leaf's head, outer jamb and threshold, and the shared meeting stile. Readings are advisory and do not override the component findings.

D03

Block A, Level 1 — Stair core lobby

Block A — Level 1 · Door reference photograph

FAIL

DOOR PHOTOGRAPH

DOOR

D03 · Block A, Level 1 — Stair core lobby

LOCATION

Block A — Level 1

FIRE RATING

FD30S

TAG UID

FDA-77A2-1044

INSPECTION DATE

7 April 2026



D03

Block A, Level 1 — Stair core lobby

Block A — Level 1 · Photo evidence

FAIL

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D03 / C01

Door closer

Low · Both leaves close and latch in the correct sequence.

PASS

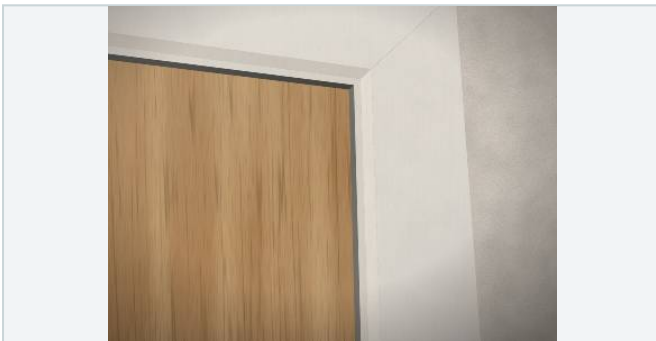


D03 / C02

Frame

Low · Frame and head firmly fixed; architrave sound to both faces.

PASS



D03 / C03

Gaps & clearances

Low · Meeting stile within tolerance.

PASS

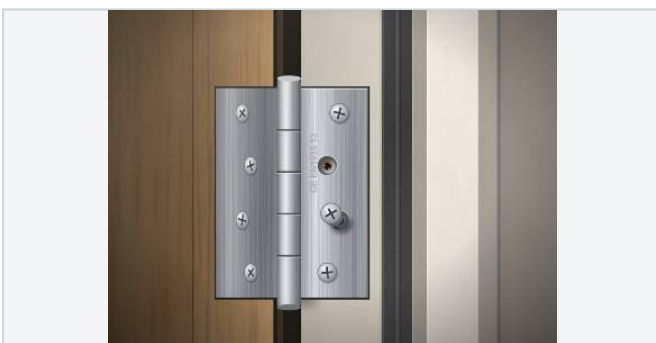


D03 / C04

Glazing

Low · Vision panels intact, beads sound.

PASS



D03 / C05

Hinges

Medium · Fixings incomplete · One fixing missing and one loose to the middle hinge, left leaf. Replace...

FAIL



D03 / C06

Hold-open / maglock

Low · Electromagnetic hold-opens to both leaves. Released on alarm activation and both leaves...

PASS

D03

Block A, Level 1 — Stair core lobby

FAIL

Block A — Level 1 · Photo evidence

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D03 / C07

Intumescent & smoke seals

PASS

Low · Continuous, no shrinkage. Meeting-stile seals present to both leaves.



D03 / C09

Certification labels

PASS

Low · CERTIFIRE labels legible to the top edge of both leaves.



D03 / C10

Leaf

PASS

Low · Both leaves sound; meeting stiles true with no binding through the swing.



D03 / C11

Signage

PASS

Low · "Automatic fire door keep clear" present to both faces of both leaves.



D03 / C12

Threshold

PASS

Low · No threshold device fitted; 3mm undercut to both leaves.

D04

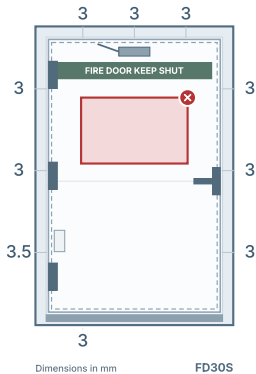
Block A, Level 1 — Communal lounge entrance

FAIL

Block A — Level 1 · Overview & detailed findings

DOOR RISK	CATEGORIES RECORDED	FAILED CHECKS
Medium risk	11 of 12 recorded	1
APPLICABLE CHECKS	REMEDIALS	TAG VERIFICATION
11	0 open · 0 completed	07 Apr 2026

Communal lounge entrance off the protected corridor. Glazed vision panel to the leaf.



× failed check · numbers are gaps in mm; underlined is outside the advisory range · omitted hardware is not fitted or has no result

FLOOR / LOCATION	FIRE RATING	LEAF CONFIGURATION	DOOR TYPE
Block A — Level 1 · Pin 04	FD30S	Single	Timber doorset
LEAF DIMENSIONS	TAG UID	TAG STATUS	MEASUREMENTS
926 × 2040 mm · 44 mm thick	FDA-52D9-8830	Tagged · verified	<u>Schedule G04 · p.21</u>

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes and latches correctly.
Frame	PASS	Low	Frame square and secure; no cracking at the joints.
Gaps & clearances	PASS	Low	All perimeter readings within the 2–4mm advisory band. Full readings: <u>Schedule G04, p.21</u>
Glazing	FAIL	Medium	Seal degraded Glazing bead putty perished to the lower edge. Re-bed and renew beads to the manufacturer specification.
Hinges	PASS	Low	Fixings complete.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous to full perimeter.
Ironmongery / locks	PASS	Low	Lever set on a rated tubular latch; keep aligned.
Certification labels	PASS	Low	CERTIFIRE label legible to the top edge; FD30S matches the door schedule.
Leaf	PASS	Low	Leaf sound; vision panel aperture cut to the certified size, no additional modification.
Signage	PASS	Low	Present to both faces.
Threshold	PASS	Low	No threshold device fitted; 3mm undercut to the finished floor.

D04

Block A, Level 1 — Communal lounge entrance

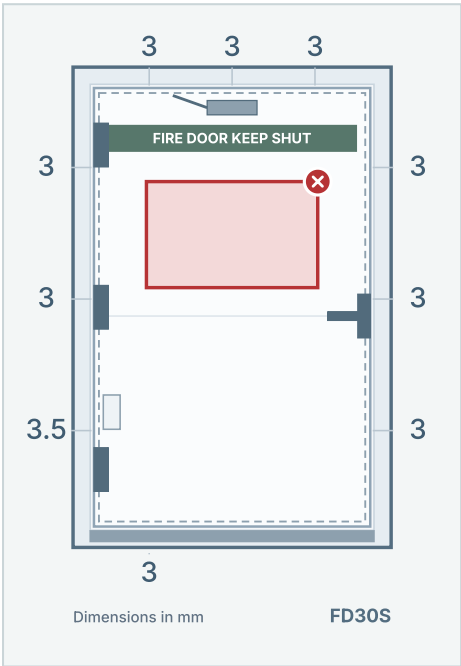
Block A — Level 1 · Configuration & gap readings

FAIL

SCHEDULE G04

Measurements

Three readings per edge. Head and threshold read left to right; jambs and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3
Hinge jamb	3	3	3.5
Latch jamb	3	3	3
Threshold / undercut	3	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jambs and meeting stile; up to 3 mm under the door (smoke-rated).

Inspector's observations · Gaps & clearances

PASS Severity: Low

All perimeter readings within the 2–4mm advisory band.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jambs top to bottom. Readings are advisory and do not override the component findings.

D04

Block A, Level 1 — Communal lounge entrance

Block A — Level 1 · Door reference photograph

FAIL

DOOR PHOTOGRAPH

DOOR

D04 · Block A, Level 1 —
Communal lounge...

LOCATION

Block A — Level 1

FIRE RATING

FD30S

TAG UID

FDA-52D9-8830

INSPECTION DATE

7 April 2026



D04

Block A, Level 1 — Communal lounge entrance

FAIL

Block A — Level 1 · Photo evidence

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D04 / C01

Door closer

Low · Closes and latches correctly.

PASS

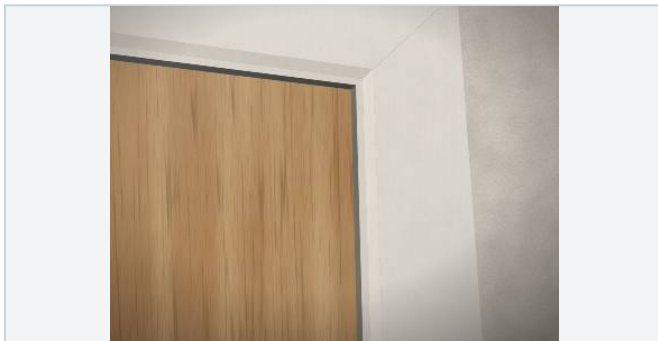


D04 / C02

Frame

Low · Frame square and secure; no cracking at the joints.

PASS



D04 / C03

Gaps & clearances

Low · All perimeter readings within the 2–4mm advisory band.

PASS



D04 / C04

Glazing

Medium · Seal degraded · Glazing bead putty perished to the lower edge. Re-bed and renew beads to the...

FAIL

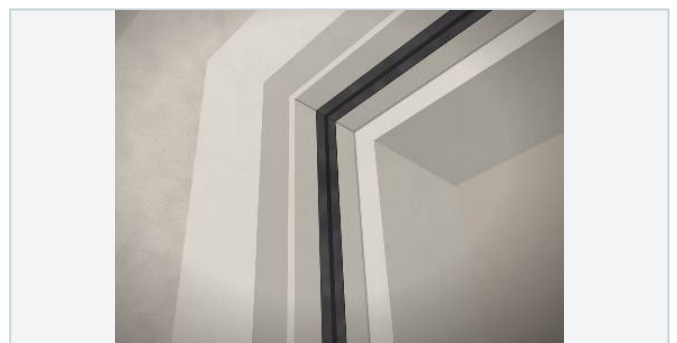


D04 / C05

Hinges

Low · Fixings complete.

PASS



D04 / C07

Intumescent & smoke seals

Low · Continuous to full perimeter.

PASS

D04

Block A, Level 1 — Communal lounge entrance

FAIL

Block A — Level 1 · Photo evidence

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D04 / C09

Certification labels

PASS

Low · CERTIFIRE label legible to the top edge; FD30S matches the door schedule.



D04 / C10

Leaf

PASS

Low · Leaf sound; vision panel aperture cut to the certified size, no additional modification.



D04 / C11

Signage

PASS

Low · Present to both faces.



D04 / C12

Threshold

PASS

Low · No threshold device fitted; 3mm undercut to the finished floor.

D05

Block A, Level 1 — Bin store

Block A — Level 1 · Overview & detailed findings

FAIL

DOOR RISK

Low risk

APPLICABLE CHECKS

10

CATEGORIES RECORDED

10 of 12 recorded

REMEDIALS

0 open · 0 completed

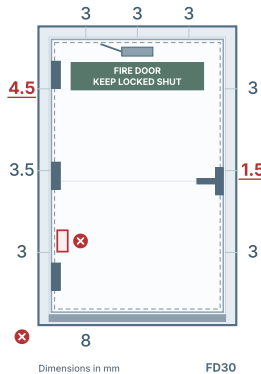
FAILED CHECKS

2

TAG VERIFICATION

07 Apr 2026

Bin store off the ground-floor lobby.



× failed check · numbers are gaps in mm;
underlined is outside the advisory range ·
omitted hardware is not fitted or has no result

FLOOR / LOCATION

Block A — Level 1 · Pin 05

FIRE RATING

FD30

LEAF CONFIGURATION

Single

DOOR TYPE

Timber doorset (store)

LEAF DIMENSIONS

926 × 2040 mm · 44 mm thick

TAG UID

FDA-1C64-4907

TAG STATUS

Tagged · verified

MEASUREMENTS

Schedule G05 · p.26

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes and latches correctly.
Frame	PASS	Low	Frame square and securely fixed — the clearance defect is leaf position, not frame movement.
Gaps & clearances	FAIL	Low	Gap outside tolerance Hinge stile 4.5mm (above the 4mm limit); latch stile 1.5mm (below the 2mm minimum). Re-hang the leaf. Full readings: Schedule G05, p.26
Glazing	N/A	—	—
Hinges	PASS	Low	Fixings complete.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous.
Ironmongery / locks	PASS	Low	Mortice deadlock on the site key suite; keep aligned.
Certification labels	FAIL	Low	Certification label missing from leaf or frame No legible certification label found to the top edge or the hinge stile. Confirm the doorset specification against the O&M record before any remedial work is priced.
Leaf	PASS	Low	Leaf sound; impact marks to the lower rail are cosmetic and do not breach the facing.
Signage	PASS	Low	"Fire door keep locked shut" present.
Threshold	PASS	Low	No threshold device fitted; plain undercut to the finished floor at 8mm.

D05

Block A, Level 1 — Bin store

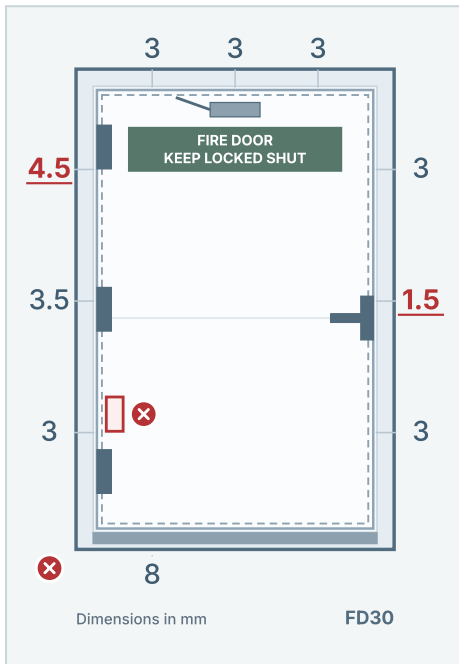
Block A — Level 1 · Configuration & gap readings

FAIL

SCHEDULE G05

Measurements

Three readings per edge. Head and threshold read left to right; jambs and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3
Hinge jamb	<u>4.5*</u>	3.5	3
Latch jamb	3	<u>1.5*</u>	3
Threshold / undercut	8	—	—

All values in millimetres; — is a position with no reading. Underlined values marked * are outside the advisory range. Advisory range: 2–4 mm at the head, jambs and meeting stile; up to 8 mm under the door.

Inspector's observations · Gaps & clearances

FAIL Severity: Low

Gap outside tolerance

Hinge stile 4.5mm (above the 4mm limit); latch stile 1.5mm (below the 2mm minimum). Re-hang the leaf.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jambs top to bottom. Readings are advisory and do not override the component findings.

D05

Block A, Level 1 — Bin store

Block A — Level 1 · Door reference photograph

FAIL

DOOR PHOTOGRAPH

DOOR

D05 · Block A, Level 1 — Bin store

LOCATION

Block A — Level 1

FIRE RATING

FD30

TAG UID

FDA-1C64-4907

INSPECTION DATE

7 April 2026



D05

Block A, Level 1 — Bin store

Block A — Level 1 · Photo evidence

FAIL

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D05 / C01

Door closer

Low · Closes and latches correctly.

PASS

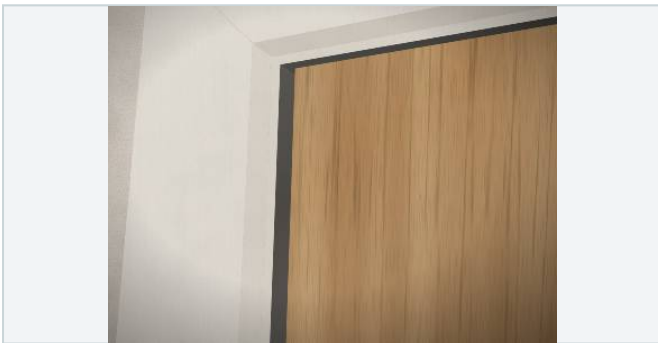


D05 / C02

Frame

Low · Frame square and securely fixed — the clearance defect is leaf position, not frame movement.

PASS



D05 / C03

Gaps & clearances

Low · Gap outside tolerance · Hinge stile 4.5mm (above the 4mm limit); latch stile 1.5mm (below the...)

FAIL

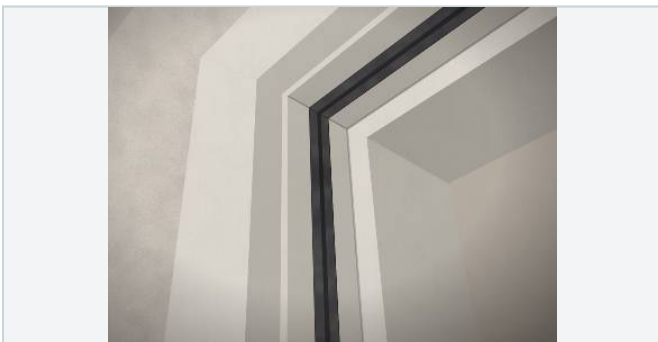


D05 / C05

Hinges

Low · Fixings complete.

PASS



D05 / C07

Intumescent & smoke seals

Low · Continuous.

PASS



D05 / C09

Certification labels

Low · Certification label missing from leaf or frame · No legible certification label found to the...

FAIL

D05

Block A, Level 1 — Bin store

Block A — Level 1 · Photo evidence

FAIL

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D05 / C10

Leaf

PASS

Low · Leaf sound; impact marks to the lower rail are cosmetic and do not breach the facing.

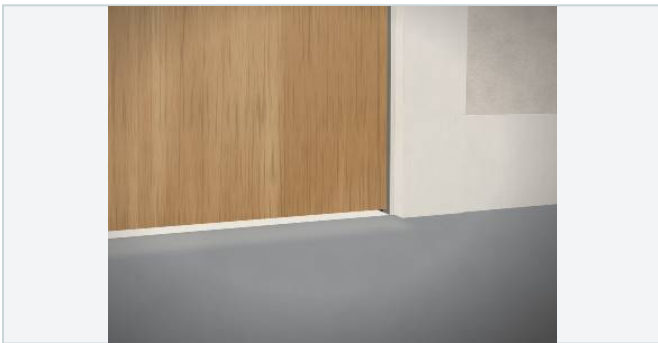


D05 / C11

Signage

PASS

Low · "Fire door keep locked shut" present.



D05 / C12

Threshold

PASS

Low · No threshold device fitted; plain undercut to the finished floor at 8mm.

D06

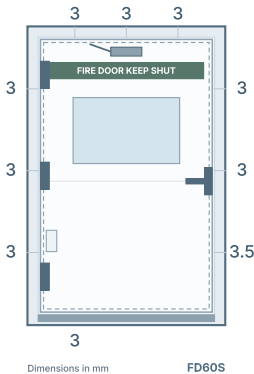
Block A, Level 1 — Main entrance lobby

PASS

Block A — Level 1 · Overview & detailed findings

DOOR RISK	CATEGORIES RECORDED	FAILED CHECKS
No defects	11 of 12 recorded	None
APPLICABLE CHECKS	REMEDIALS	TAG VERIFICATION
11	0 open · 0 completed	07 Apr 2026

Main entrance lobby door onto the protected corridor.



Numbers are gaps in mm; underlined is outside the advisory range · omitted hardware is not fitted or has no result

FLOOR / LOCATION	FIRE RATING	LEAF CONFIGURATION	DOOR TYPE
Block A — Level 1 · Pin 06	FD60S	Single	Timber doorset
LEAF DIMENSIONS	TAG UID	TAG STATUS	MEASUREMENTS
926 × 2040 mm · 54 mm thick	FDA-6E15-3320	Tagged · verified	<u>Schedule G06 · p.31</u>

Component checklistSeverity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes and latches from 15° and 90°.
Frame	PASS	Low	Frame square and firmly fixed; architrave continuous, no voids at the reveal.
Gaps & clearances	PASS	Low	All readings within the advisory band. Full readings: Schedule G06, p.31
Glazing	PASS	Low	Vision panel intact, beads sound.
Hinges	PASS	Low	Three CE-marked hinges, fixings complete.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous to full perimeter, no shrinkage.
Ironmongery / locks	PASS	Low	Lever set on a rated sashlock; latch engaging the keep fully.
Certification labels	PASS	Low	CERTIFIRE label legible to the top edge; FD60S matches the door schedule.
Leaf	PASS	Low	Leaf sound to both faces; vision panel aperture unmodified.
Signage	PASS	Low	"Fire door keep shut" present to both faces.
Threshold	PASS	Low	Drop seal operating across the full leaf width onto the finished floor.

D06

Block A, Level 1 — Main entrance lobby

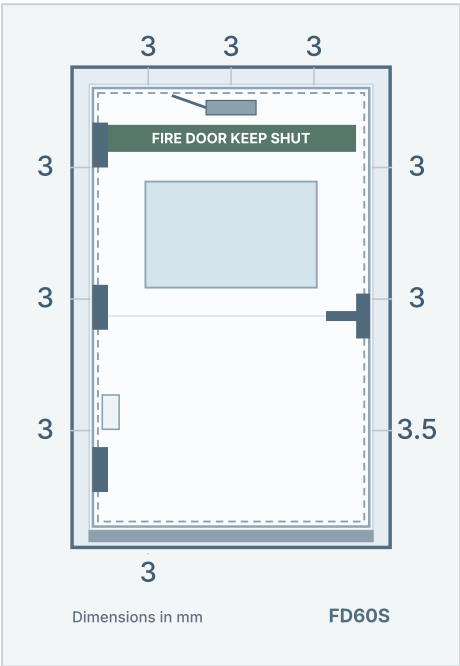
Block A — Level 1 · Configuration & gap readings

PASS

SCHEDULE G06

Measurements

Three readings per edge. Head and threshold read left to right; jambs and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3
Hinge jamb	3	3	3
Latch jamb	3	3	3.5
Threshold / undercut	3	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jambs and meeting stile; up to 3 mm under the door (smoke-rated).

Inspector's observations · Gaps & clearances

PASS Severity: Low

All readings within the advisory band.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jambs top to bottom. Readings are advisory and do not override the component findings.

D06

Block A, Level 1 — Main entrance lobby

Block A — Level 1 · Door reference photograph

PASS

DOOR PHOTOGRAPH

DOOR

D06 · Block A, Level 1 — Main entrance lobby

LOCATION

Block A — Level 1

FIRE RATING

FD60S

TAG UID

FDA-6E15-3320

INSPECTION DATE

7 April 2026



D06

Block A, Level 1 — Main entrance lobby

PASS

Block A — Level 1 · Photo evidence

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D06 / C01

Door closer

Low · Closes and latches from 15° and 90°.

PASS

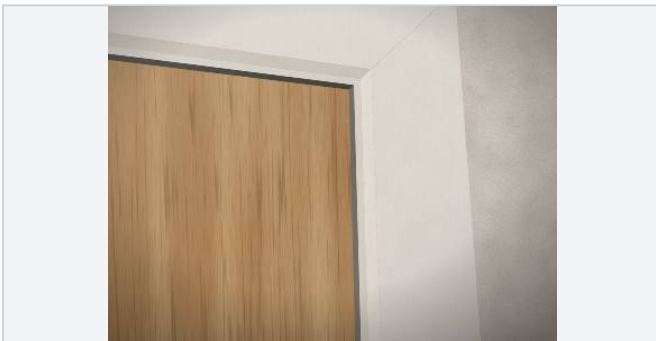


D06 / C02

Frame

Low · Frame square and firmly fixed; architrave continuous, no voids at the reveal.

PASS



D06 / C03

Gaps & clearances

Low · All readings within the advisory band.

PASS



D06 / C04

Glazing

Low · Vision panel intact, beads sound.

PASS

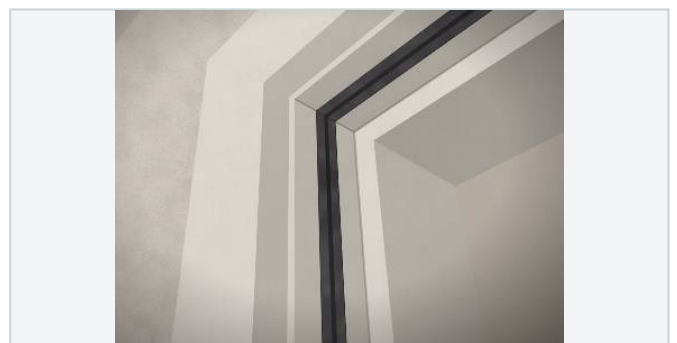


D06 / C05

Hinges

Low · Three CE-marked hinges, fixings complete.

PASS



D06 / C07

Intumescent & smoke seals

Low · Continuous to full perimeter, no shrinkage.

PASS

D06

Block A, Level 1 — Main entrance lobby

PASS

Block A — Level 1 · Photo evidence

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D06 / C09

Certification labels

PASS

Low · CERTIFIRE label legible to the top edge; FD60S matches the door schedule.



D06 / C10

Leaf

PASS

Low · Leaf sound to both faces; vision panel aperture unmodified.

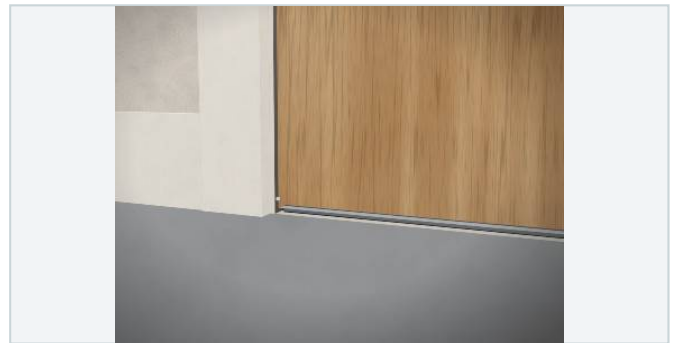


D06 / C11

Signage

PASS

Low · "Fire door keep shut" present to both faces.



D06 / C12

Threshold

PASS

Low · Drop seal operating across the full leaf width onto the finished floor.

D07

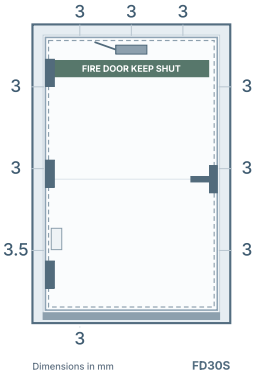
Block A, Level 1 — Flat 11 entrance

Block A — Level 1 · Overview & detailed findings

PASS

DOOR RISK	CATEGORIES RECORDED	FAILED CHECKS
No defects	10 of 12 recorded	None
APPLICABLE CHECKS	REMEDIALS	TAG VERIFICATION
10	0 open · 0 completed	07 Apr 2026

Flat entrance door to the protected corridor. Resident not present; access by key safe with prior consent.



Numbers are gaps in mm; underlined is outside the advisory range · omitted hardware is not fitted or has no result

FLOOR / LOCATION	FIRE RATING	LEAF CONFIGURATION	DOOR TYPE
Block A — Level 1 · Pin 07	FD30S	Single	Timber doorset
LEAF DIMENSIONS	TAG UID	TAG STATUS	MEASUREMENTS
926 × 2040 mm · 44 mm thick	FDA-8A73-5561	Tagged · verified	<u>Schedule G07 · p.36</u>

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes from 90° and latches unaided.
Frame	PASS	Low	Frame firmly fixed and square; architrave sound to both faces.
Gaps & clearances	PASS	Low	Perimeter and undercut within tolerance. Full readings: Schedule G07, p.36
Glazing	N/A	—	—
Hinges	PASS	Low	Three CE-marked hinges, fixings complete and tight.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous to full perimeter.
Ironmongery / locks	PASS	Low	Multipoint lock engaging fully; letterplate is a rated intumescent unit.
Certification labels	PASS	Low	CERTIFIRE label legible to the hinge-side top edge; FD30S matches the door schedule.
Leaf	PASS	Low	Faces and edges sound; no through-fixings or aftermarket letterplate.
Signage	PASS	Low	"Fire door keep shut" present to the corridor face.
Threshold	PASS	Low	Cold-smoke brush seal intact across the full leaf width.

D07

Block A, Level 1 — Flat 11 entrance

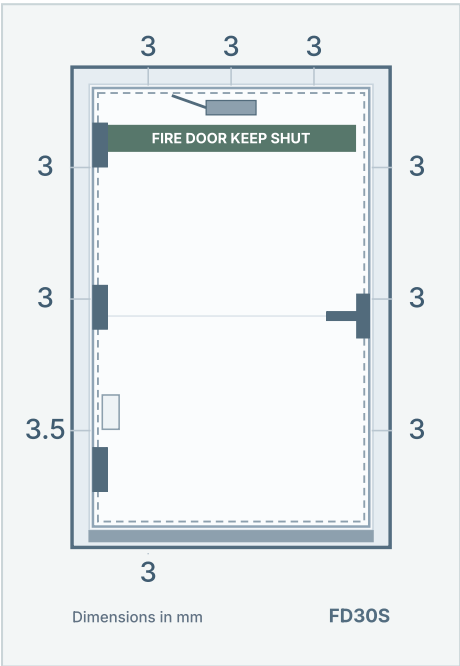
Block A — Level 1 · Configuration & gap readings

PASS

SCHEDULE G07

Measurements

Three readings per edge. Head and threshold read left to right; jambs and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	3	3
Hinge jamb	3	3	3.5
Latch jamb	3	3	3
Threshold / undercut	3	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jambs and meeting stile; up to 3 mm under the door (smoke-rated).

Inspector's observations · Gaps & clearances

PASS Severity: Low

Perimeter and undercut within tolerance.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jambs top to bottom. Readings are advisory and do not override the component findings.

D07

Block A, Level 1 — Flat 11 entrance

Block A — Level 1 · Door reference photograph

PASS

DOOR PHOTOGRAPH

DOOR

D07 · Block A, Level 1 — Flat 11 entrance

LOCATION

Block A — Level 1

FIRE RATING

FD30S

TAG UID

FDA-8A73-5561

INSPECTION DATE

7 April 2026



D07

Block A, Level 1 — Flat 11 entrance

Block A — Level 1 · Photo evidence

PASS

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D07 / C01

Door closer

Low · Closes from 90° and latches unaided.

PASS

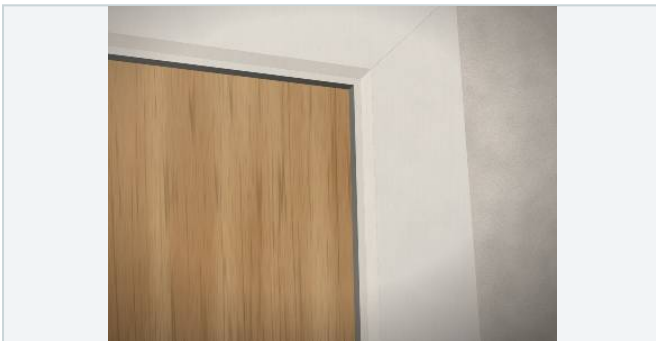


D07 / C02

Frame

Low · Frame firmly fixed and square; architrave sound to both faces.

PASS

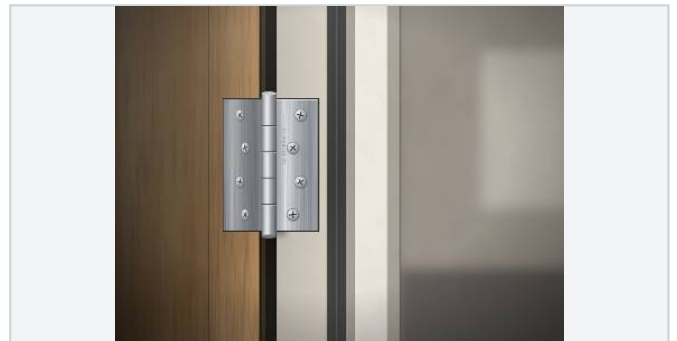


D07 / C03

Gaps & clearances

Low · Perimeter and undercut within tolerance.

PASS

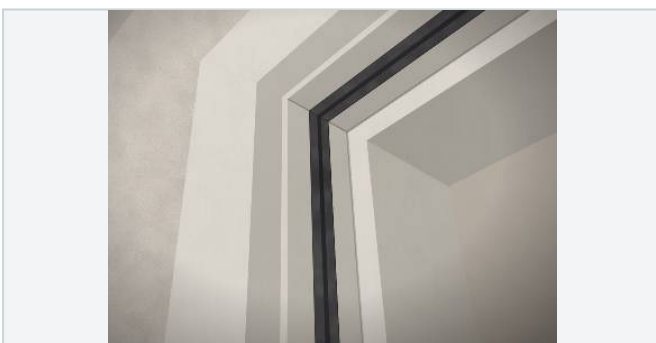


D07 / C05

Hinges

Low · Three CE-marked hinges, fixings complete and tight.

PASS



D07 / C07

Intumescent & smoke seals

Low · Continuous to full perimeter.

PASS



D07 / C09

Certification labels

Low · CERTIFIRE label legible to the hinge-side top edge; FD30S matches the door schedule.

PASS

D07

Block A, Level 1 — Flat 11 entrance

Block A — Level 1 · Photo evidence

PASS

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D07 / C10

Leaf

PASS

Low · Faces and edges sound; no through-fixings or aftermarket letterplate.



D07 / C11

Signage

PASS

Low · "Fire door keep shut" present to the corridor face.



D07 / C12

Threshold

PASS

Low · Cold-smoke brush seal intact across the full leaf width.

D08

Block A, Level 1 — Plant room

Block A — Level 1 · Overview & detailed findings

PASS

DOOR RISK

No defects

APPLICABLE CHECKS

10

CATEGORIES RECORDED

10 of 12 recorded

REMEDIALS

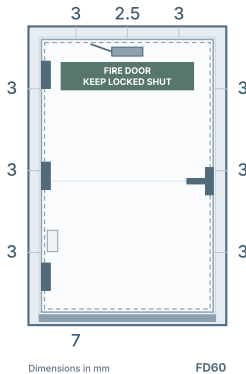
0 open · 0 completed

FAILED CHECKS

None

TAG VERIFICATION

07 Apr 2026



Numbers are gaps in mm; underlined is outside the advisory range · omitted hardware is not fitted or has no result

FLOOR / LOCATION

Block A — Level 1 · Pin 08

FIRE RATING

FD60

LEAF CONFIGURATION

Single

DOOR TYPE

Steel doorset

LEAF DIMENSIONS

926 × 2040 mm · 54 mm thick

TAG UID

FDA-4D90-1178

TAG STATUS

Tagged · verified

MEASUREMENTS

Schedule G08 · p.41

Component checklist

Severity is the suggested priority · N/A: no result recorded

COMPONENT	STATUS	SEVERITY	FINDINGS / NOTES
Door closer	PASS	Low	Closes and latches correctly.
Frame	PASS	Low	Steel frame grouted and firmly fixed; no movement at the fixings.
Gaps & clearances	PASS	Low	All readings within tolerance. Full readings: Schedule G08, p.41
Glazing	N/A	—	—
Hinges	PASS	Low	Fixings complete and tight.
Hold-open / maglock	N/A	—	—
Intumescent & smoke seals	PASS	Low	Continuous, no damage.
Ironmongery / locks	PASS	Low	Mortice deadlock on the site key suite; keep aligned and engaging fully.
Certification labels	PASS	Low	Certification plate legible to the hinge-side frame rebate; FD60 matches the door schedule.
Leaf	PASS	Low	Steel leaf sound; no distortion to the faces and no unsealed penetrations.
Signage	PASS	Low	"Fire door keep locked shut" present.
Threshold	PASS	Low	No threshold device fitted; plain undercut to the finished floor at 7mm.

D08

Block A, Level 1 — Plant room

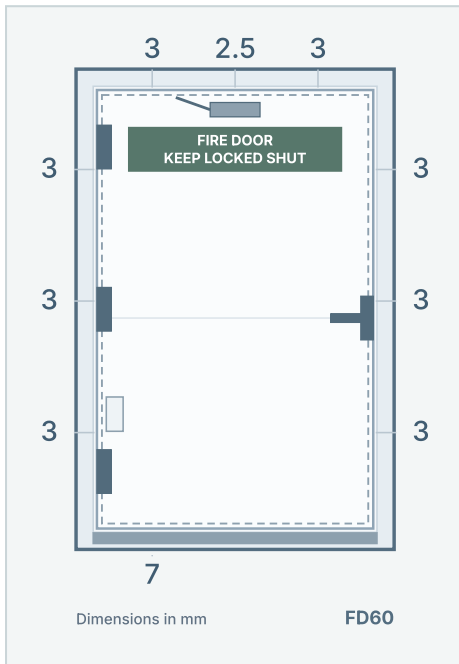
Block A — Level 1 · Configuration & gap readings

PASS

SCHEDULE G08

Measurements

Three readings per edge. Head and threshold read left to right; jamps and meeting stile top to bottom.



EDGE / LEAF	READING 1	READING 2	READING 3
Head	3	2.5	3
Hinge jamb	3	3	3
Latch jamb	3	3	3
Threshold / undercut	7	—	—

All values in millimetres; — is a position with no reading. Every reading is inside the advisory range. Advisory range: 2–4 mm at the head, jamps and meeting stile; up to 8 mm under the door.

Inspector's observations · Gaps & clearances

PASS Severity: Low

All readings within tolerance.

Configuration

Single leaf, hung on the left. Head and threshold read left to right, jamps top to bottom. Readings are advisory and do not override the component findings.

D08

Block A, Level 1 — Plant room

Block A — Level 1 · Door reference photograph

PASS

DOOR PHOTOGRAPH

DOOR

D08 · Block A, Level 1 — Plant room

LOCATION

Block A — Level 1

FIRE RATING

FD60

TAG UID

FDA-4D90-1178

INSPECTION DATE

7 April 2026



D08

Block A, Level 1 — Plant room

Block A — Level 1 · Photo evidence

PASS

Component photographs

Each photograph with its component, result, severity and finding.

01 / 02



D08 / C01

Door closer

Low · Closes and latches correctly.

PASS

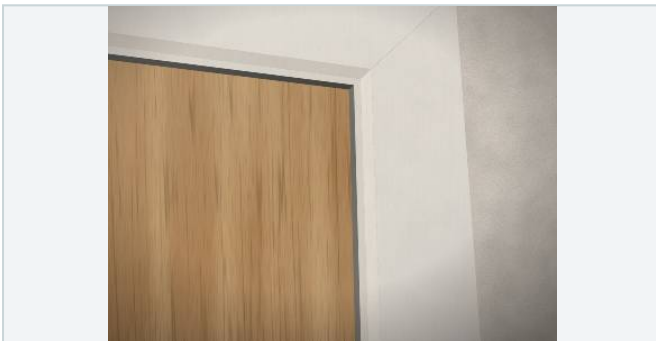


D08 / C02

Frame

Low · Steel frame grouted and firmly fixed; no movement at the fixings.

PASS

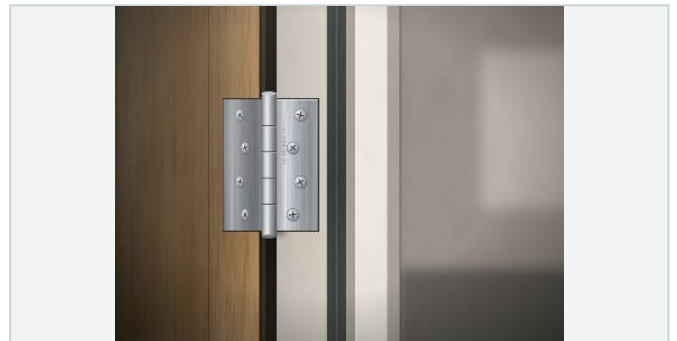


D08 / C03

Gaps & clearances

Low · All readings within tolerance.

PASS

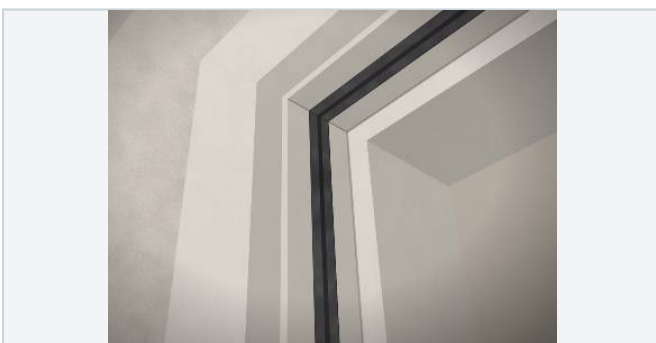


D08 / C05

Hinges

Low · Fixings complete and tight.

PASS



D08 / C07

Intumescent & smoke seals

Low · Continuous, no damage.

PASS



D08 / C09

Certification labels

Low · Certification plate legible to the hinge-side frame rebate; FD60 matches the door schedule.

PASS

D08

Block A, Level 1 — Plant room

Block A — Level 1 · Photo evidence

PASS

Component photographs (continued)

Each photograph with its component, result, severity and finding.

02 / 02



D08 / C10

Leaf

PASS

Low · Steel leaf sound; no distortion to the faces and no unsealed penetrations.

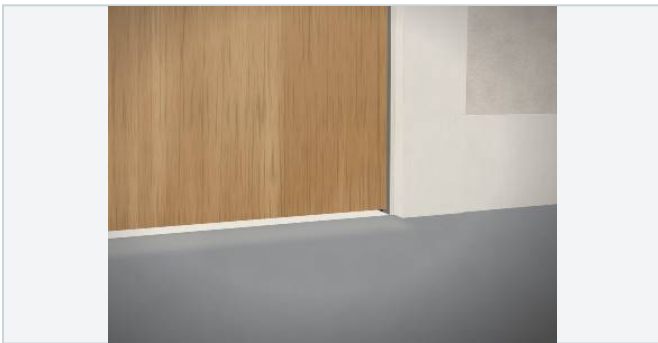


D08 / C11

Signage

PASS

Low · "Fire door keep locked shut" present.



D08 / C12

Threshold

PASS

Low · No threshold device fitted; plain undercut to the finished floor at 7mm.

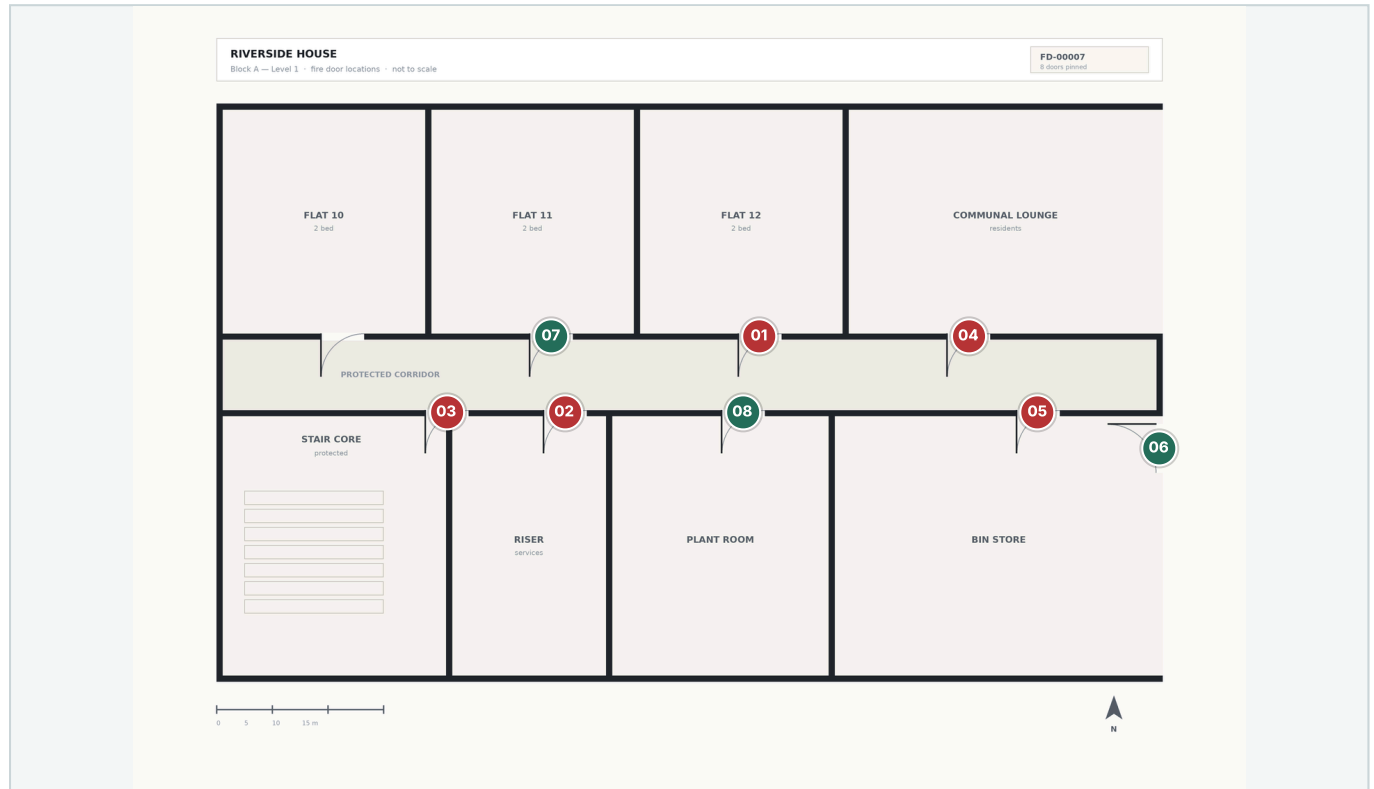
04 / LOCATION PLAN

Floorplan overview

Block A — Level 1

Plan notes

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



● Attention ● Pass Pin numbers are the door references · 8 pinned, 0 assigned without a pin

Doors on this plan

PIN	DOOR / LOCATION	OUTCOME	RECORD
01	D01 · Block A, Level 1 — Flat 12 entrance	FAIL	Page 5
02	D02 · Block A, Level 1 — Riser cupboard	FAIL	Page 10
03	D03 · Block A, Level 1 — Stair core lobby	FAIL	Page 15
04	D04 · Block A, Level 1 — Communal lounge entrance	FAIL	Page 20
05	D05 · Block A, Level 1 — Bin store	FAIL	Page 25
06	D06 · Block A, Level 1 — Main entrance lobby	PASS	Page 30
07	D07 · Block A, Level 1 — Flat 11 entrance	PASS	Page 35
08	D08 · Block A, Level 1 — Plant room	PASS	Page 40

05 / PRIORITIES

Risk summary & next steps

Door risk bands as a percentage of all 8 doors in this report.



Next steps

- 01 Prioritise remediation for the 2 high-risk doors and agree completion dates.
- 02 Create remedial projects for the 5 doors marked "Attention required".
- 03 Spot-check a sample of the 8 tagged doors to confirm QR codes and metadata are still accurate.

Condition snapshot

At the time of the inspection, 3 of 8 doors (38%) were recorded as passing.

Re-inspection and remedial timelines

The Responsible Person sets re-inspection in line with the fire risk assessment and the applicable statutory frequency. Remedial timelines are advisory: high-risk findings typically warrant action within 30 days and medium-risk within 90 days.

06 / SUPPORTING CONTEXT

Limitations & assumptions

Read with the individual door records and the inspection basis.

Limitations & assumptions

- Assessment is by visual, non-destructive inspection; the inspector determines every pass/fail outcome. Gap readings are advisory and are flagged outside 2–4 mm at the head, jambs and meeting stiles (nominal 3 mm $\pm$ 1 mm: too wide to seal, or tight enough to bind), or beneath the door above 3 mm where a smoke rating is recorded and 8 mm otherwise.
- Fire ratings (e.g. FD30 / FD60) are recorded as labelled or observed and are not verified by test.
- Some doors or areas may have been inaccessible or locked and were not inspected.
- Findings reflect the condition on the inspection date only and may change over time.
- Photos are sampled and may not show every issue, component, or room.
- 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.

Remedial enquiries

Example Fire Ltd · reports@example-fire.co.uk — quote FD-00007 and the door reference.

07 / ASSET REFERENCE

Door index

Every door in this report, for matching against the property register and on-site labels.

DOOR	TAG UID	LOCATION	FLOOR / PIN	STATUS / RISK	PAGE
D01	FDA-9F41-22C7	Block A, Level 1 — Flat 12 entrance	Block A — Level 1 Pin 01	FAIL High risk	<u>5</u>
D02	FDA-3B08-71E5	Block A, Level 1 — Riser cupboard	Block A — Level 1 Pin 02	FAIL High risk	<u>10</u>
D03	FDA-77A2-1044	Block A, Level 1 — Stair core lobby	Block A — Level 1 Pin 03	FAIL Medium risk	<u>15</u>
D04	FDA-52D9-8830	Block A, Level 1 — Communal loun...	Block A — Level 1 Pin 04	FAIL Medium risk	<u>20</u>
D05	FDA-1C64-4907	Block A, Level 1 — Bin store	Block A — Level 1 Pin 05	FAIL Low risk	<u>25</u>
D06	FDA-6E15-3320	Block A, Level 1 — Main entrance l...	Block A — Level 1 Pin 06	PASS No defects	<u>30</u>
D07	FDA-8A73-5561	Block A, Level 1 — Flat 11 entrance	Block A — Level 1 Pin 07	PASS No defects	<u>35</u>
D08	FDA-4D90-1178	Block A, Level 1 — Plant room	Block A — Level 1 Pin 08	PASS No defects	<u>40</u>

Reference guide

Door identity

D01–D08 are this report's door references, continuing across its parts. Tag UIDs match the labels on site.

Evidence identity

C01–C12 are the component categories in each door record, in the same order in every record.

Outcome and risk

Pass, Fail, Replacement needed and No access keep their distinct meanings. A door needing replacement or with no access counts as failing and is banded high risk.

Measurement identity

Each measured door's schedule (G01 for D01) follows its record and holds every reading; 8 doors have one. Readings are advisory.

Document control

REPORT / ISSUE

FD-00007 / Issue 01

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CLIENT

Riverside Housing Association

REPORT EXTENT

8 doors / 48 pages