Example Court, fire door inspection

Southend-on-Sea, SS0 8DZ

CLIENT
Example Estates

DOCUMENT NO.
SAMPLE-01

INSPECTION DATE
16th November 2026

INSPECTOR
A. Example, Example Inspection Company

DOORS
4 doors, 3 inspected

SUMMARY

4	1	1	3	1	1
Doors	Passed	Failed, action required	Failed items	Recommendation	No access

One of the four doors fails: Flat 2.

It fails on three items: frame, seals and gaps. One door carries a recommendation: Flat 1. One door was not inspected: Flat 3.

The findings and photographs for each door are on that door's own page. Any work listed under Actions should be carried out by a competent person, using components tested for use on fire doors, within the time shown against its priority. A door should be inspected again when the work to it is complete.

ACTIONS

Urgent: make safe now and fix within 7 days. **High:** within 1 month. **Medium:** within 3 months. **Advisory:** at the next planned maintenance.

DOOR	LOCATION	RESULT	PRIORITY	ACTION
Flat 2	1st floor	FAIL	High	1. **Frame:** Fill the redundant Perko recess with a glued timber insert of matching species. 2. **Seals:** Rout the door edge for 15mm x 4mm combined intumescent and smoke seals and fit. 3. **Gaps:** Adjust or rehang door to give 2mm to 4mm gaps. 4. **Gaps:** Fit a drop down smoke seal, or reduce threshold gap to 3mm.
Flat 1	Ground floor	RECOMMENDATION	Advisory	**Lockset:** Lockset is key operated on the inside. A thumb turn to the inside is recommended.
Flat 3	1st floor	NO ACCESS		Provide access so the door can be inspected.

DOORS OVERVIEW

DOOR	RATING	FRAME	HINGES	LOCKSET	GLAZING	SEALS	CLOSER	STRUCTURE	SIGNAGE	GAPS	DOOR	RESULT
Flat 1	FD30S	P	P	R	N/A	P	P	P	P	P	P	Rec.

DOOR	RATING	FRAME	HINGES	LOCKSET	GLAZING	SEALS	CLOSER	STRUCTURE	SIGNAGE	GAPS	DOOR	RESULT
Flat 2	Nominal FD30	F	P	P	N/A	F	P	P	P	F	P	Fail
Flat 4	FD30S	P	P	P	N/A	P	P	P	P	P	P	**Pass**

P Pass F Fail R Recommendation N/A Not applicable

DOOR

Flat 1

RECOMMENDATION

ADVISORY PRIORITY

LOCATION **Ground floor, Next to the lift**	BARCODE **DF500531**	DOOR TYPE **Single**
RATING **FD30S**	REQUIRED **FD30S**	RATING EVIDENCE **Installer label (Detek Fire & Security, DF500531)**
SIZE **2040 × 830mm**	LEAF AND FRAME **Timber**	WALL **Masonry**

COMPONENT	RESULT	FINDING
Lockset	Recommendation	Lockset is key operated on the inside. A thumb turn to the inside is recommended.

Passed: frame, hinges, seals, closer, structure, signage, gaps, door. **Not applicable:** glazing.

DOOR

Flat 2

FAIL

HIGH PRIORITY

LOCATION	BARCODE	DOOR TYPE
1st floor	Not recorded	Single
RATING	**REQUIRED**	**RATING EVIDENCE**
Nominal FD30	FD30S	None provided
SIZE	**LEAF AND FRAME**	**WALL**
1980 × 835mm	Timber	Masonry

Observed Nominal FD30 against a required FD30S: no smoke seal. Client has accepted the existing nominal FD30 leaf subject to the remedial works listed.

COMPONENT	RESULT	FINDING
Frame	Fail	Redundant Perko closer recess open in the frame.
Seals	Fail	None fitted; no groove to the leaf or frame.
Gaps	Fail	8mm at head, 6mm at threshold.

Passed: hinges, lockset, closer, structure, signage, door. **Not applicable:** glazing.

4 ACTIONS, HIGH PRIORITY, WITHIN 1 MONTH

1	**Frame**	Fill the redundant Perko recess with a glued timber insert of matching species.
2	**Seals**	Rout the door edge for 15mm x 4mm combined intumescent and smoke seals and fit.
3	**Gaps**	Adjust or rehang door to give 2mm to 4mm gaps.
4	**Gaps**	Fit a drop down smoke seal, or reduce threshold gap to 3mm.

DOORS THAT PASSED

Every component checked and found satisfactory. No photographs were recorded against these doors.

DOOR	LOCATION	RATING OBSERVED / REQUIRED	CERTIFICATION
Flat 4	2nd floor	FD30S / FD30S	Manufacturer label

FLAT 3

Flat 3, 1st floor. Provide access so the door can be inspected.

SCOPE AND LIMITATIONS

- Non intrusive visual inspection to the principles of BS 476, BS EN 1634-1 and BS 8214. No components, ironmongery or architraves are removed and no destructive testing is carried out.
- Each door is checked for frame, hinges, lockset, glazing, seals, closer, structure, signage, gaps and door leaf condition. Gaps are assessed against BS 8214.
- Where no certification is provided, doors are assessed on visible construction. “Nominal FD30” means the construction suggests FD30; certification cannot be confirmed.
- Each door is assessed against a required rating of FD30S, shown on every door page. Any replacement is specified to that rating. It was agreed with the client before the inspection.
- Hardware carrying no CE or UKCA marking could not be confirmed as fire rated from a visual inspection. It is reported as unconfirmed rather than as tested and found wanting. An intumescent lock pack that cannot be seen without removing the lock is reported as not confirmed, not as absent.
- Concealed fire stopping, hidden fixings and compartmentation beyond the door surround are not assessed.
- This report records conditions on the inspection date. It is not a certificate of fire resistance or of Building Regulations compliance.
- This report is confidential to the client and is not shared with third parties without the client’s written consent, unless required by law.

DISCLAIMER

This report has been prepared by Example Inspection Company for the client named on the front page and for no other purpose. It records what could be seen and reached on the inspection date. Defects that were concealed or not reasonably apparent are not covered. The findings are the inspector’s professional opinion and are not a guarantee of how any door will perform in a fire.

The condition of a fire door changes with use, damage, alteration and maintenance. Example Inspection Company accepts no responsibility for any change after the inspection date, or for work carried out by others. This report does not replace the fire risk assessment for the building, and acting on its findings rests with the client or the responsible person for the building. No liability is accepted to any other party who relies on this report without the written agreement of Example Inspection Company.