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# Fire Door Survey Report

Example Fire Door Survey Report  
10 Downing St, London SW1A 2AB, UK



Surveyed by Shane Keaney on 12 Sep 2022

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## Introduction

This report contains the findings of a fire door inspection () carried out at 10 Downing St, London SW1A 2AB, UK on the 12 Sep 2022.

- Tri Management carried out the survey.
- The purpose of the inspection () is to enable Test Site to comply with fire door regulations.
- The aim of the survey is to locate, identify and assess the condition of fire doors in the building.
- The extent of the inspection was accessible areas agreed with Test Site.
- The following report contains details of every door that was inspected, referenced with the applied asset number label which can also be checked against the provided door register
- Each door had the following inspection tasks undertaken and any items that failed are detailed against each door along with the proposed remedial actions
  - • Door certification
  - Door closers operation and compliance
  - Door leaf and frame condition
  - Gaps between the door and frame
  - Ironmongery including Hinges, Locks and other items
  - Seals and Intumescent Strips
  - Signage
  - Vision panels where applicable

*Whilst every effort has been made to detect all issues with fire doors, without a fully intrusive inspection of all areas, Tri Management cannot be held liable for any omissions in this report.*

## Inspection Overview

The following is a brief description of the inspection undertaken and the client's building.

### Inspection Details

Inspection Type	
Inspection Notes	
Date & Time	12 Sep 2022 at
Inspector	Shane Keaney

### Client Details

Client	Test Site
Client Contact	Testing
Client Phone	01753648647
Client Address	Park Parade, Park Rd, Farnham Royal, Slough SL2 3AU, UK

### Building Details

Building Reference	Example Fire Door Survey
Building Address	Example Fire Door Survey Report, 10 Downing St, London SW1A 2AB, UK
Building Description	

## [FD-001] Fifth floor


Door Description	Door Status
FD30	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Refit link shoe to frame</i></p>	<ul style="list-style-type: none"> <li>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></li> <li>- <i>REPAIR. Repair door frame/leaf 30 mins</i></li> <li>- <i>REPLACE. Replace full set of worn defective hinges x 3</i></li> </ul>



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## [FD-003] Fifth floor

Door Description		Door Status	
Nominal Door		See Individual Door Items	
Door Item		Actions	
X-OVERALL. Overall status of the complete door set. Non Compliant		- <i>ADJUST. Pack hinges to equalise gaps x 1</i> - <i>INSTALL: Install furring piece to door x 1</i>	
			

## [FD-004] Fifth floor


Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>No intumescent strips or smoke seals are fitted to door or frame</i></p>	<p>- <b>INSTALL:</b> <i>Install firing piece to door x 2</i></p> <p>- <b>REPLACE:</b> <i>Replace full set of worn defective hinges x 6</i></p> <p>- <b>REPLACE:</b> <i>Router new grooves to edge of door and replace combined smoke and intumescent seals x 2</i></p>



## [FD-002] Fifth floor


Door Description	Door Status
Steel Door FD60	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p>Compliant</p> <p><i>Pyroguard (E) (I) integrity and insulation glass</i></p>	<p>No actions needed</p>
	




## [FD-006] Fourth floor

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions	
X-OVERALL. Overall status of the complete door set. Non Compliant	- <i>ADJUST. Pack hinges to equalise gaps x 1</i>	
		


## [FD-007] Fourth floor

Door Description	Door Status
Steel Door FD60	See Individual Door Items

Door Item	Actions		
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Promat pyrobel 15mm EN14449 laminated fire rated glass</i></p> <p><i>Handle is loose</i></p>	<p>- <i>ADJUST. Adjust and lubricate lock</i></p>		
			


## [FD-005] Fifth floor

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Needs Complete Replacement</b></p> <p><i>Non compliant 28mm frame section, no intumescent strips or smoke seals fitted to door or frame, only 2 hinges fitted,</i></p>	<p><i>- PROOF. Client to confirm FR /FD 30 Nominal</i></p>
	


## [FD-010] Third floor

Door Description	Door Status
Nominal Door	See Individual Door Items



Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>gap at top of door cannot be close with ease and adjust, refit frame</i></p>	<p>- <b>ADJUST.</b> Remove single door and frame adjust and refit</p> <p>- <b>PROOF.</b> Client to confirm FR /FD 30 Nominal</p>
	

## [FD-011] Third floor

Door Description	Door Status
FD60	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Promat pyrobel 15mm EN14449 laminated fire glass</i>  <i>Door binds on floor and does not close to door jamb</i></p>	<p>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></p> <p>- <i>ADJUST. Adjust closer power setting x 1</i></p>
	

## [FD-012] Third floor

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>No intumescent strips or smoke seals are fitted to door or frame</i></p> <p><i>Door stop partially missing</i></p>	<ul style="list-style-type: none"> <li>- <b>REPAIR.</b> <i>Repair door frame/leaf 1 hour</i></li> <li>- <b>REPLACE.</b> <i>Router new grooves to edge of door and replace combined smoke and intumescent seals x 1</i></li> <li>- <b>INSTALL.</b> <i>Supply and fit correct door sign x 1</i></li> <li>- <b>PROOF.</b> <i>Client to confirm FR /FD 30 Nominal</i></li> </ul>	
		

## [FD-013] Third floor

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Needs Complete Replacement</b></p> <p><i>Hand dryer is attached to door, client is to confirm with door manufacturer this is compliant. Could not see how big hole in door is and have advised a replacement, if hole is under 20mm in diameter the door could be repaired. Advice is to replace compromised door set and find alternative place for hand dryer on a wall 20mm Fire seals are partially missing on stile, client to confirm this is a Fire door only, however, smoke seals are fitted to latch stile only. new signage needed fit FDKL to front of door</i></p>	<p>- <b>PROOF. Client to confirm FR /FD 30 Nominal</b></p>



## [FD-014] Second floor

Door Description	Door Status
Nominal Door	See Individual Door Items


Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p>	<p>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></p> <p>- <i>PROOF. Client to confirm FR /FD 30 Nominal</i></p>






## [FD-015] Second floor

Door Description	Door Status
Steel Door FD60	See Individual Door Items



Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Promat Pyrobel 15mm EN14449 laminated fire glass</i>  <i>Door binds on frame and needs adjustment</i></p>	<p>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></p> <p>- <i>ADJUST. Adjust closer power setting x 1</i></p>
	

## [FD-016] Second floor

Door Description	Door Status
FD30	See Individual Door Items


Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Fire door only, no smoke seals fitted to door, client to confirm if this is correct</i></p> <p><i>20mm fire seal brown</i></p>	<p>- <b>ADJUST.</b> Pack hinges to equalise gaps x 1</p> <p>- <b>REPLACE.</b> Replace fire seals into existing grooves x 1</p>
	

## [FD-017] Second floor

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>No intumescent strips or smoke seals are fitted to door or frame</i></p>	<p>- <b>INSTALL.</b> <i>Supply and fit correct door sign x 1</i></p> <p>- <b>REPLACE.</b> <i>Router new grooves to edge of door and replace combined smoke and intumescent seals x 1</i></p>	
		

## [FD-018] Second floor

Door Description	Door Status
FD30	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Needs Complete Replacement</b></p> <p><i>Hand dryer is attached to door, client is to confirm with door manufacturer this is compliant, Could not see how big hole in door is and have advised a replacement, if hole is under 20mm in diameter the door could be repaired.</i></p> <p><i>Advice is to replace compromised door set and find alternative place for hand dryer on a wall</i></p> <p><i>20mm Fire seals fitted no smoke seals on door or frame, client to confirm this is a fire door only.</i></p>	<p>No actions needed</p>
	

## [FD-020] First floor

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
X-OVERALL. Overall status of the complete door set. <b>Non Compliant</b>	- <i>ADJUST. Pack hinges to equalise gaps x 1</i> - <i>PROOF. Client to confirm FR /FD 30 Nominal</i>



## [FD-021] First floor




Door Description	Door Status
Steel Door FD60	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Foam is attached to latch stile to stop door from banging against the frame, this foam is stopping the door closing to door jamb and engaging in latched position, a solution could be to adjust closer and back check if fitted with a back check, or fit slimmer foam material or neoprene rubber to stile to allow door to close effectively.</i></p> <p><i>Pyroswiss extra CH8340 6mm glass, fire resistant glass</i></p>	<p>- <b>REPAIR. Repair door frame/leaf 1 hour</b></p>





## [FD-023] First floor

Door Description	Door Status
FD30	See Individual Door Items



Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Needs Complete Replacement</b></p> <p><i>Hand dryer is attached to door, client is to confirm with door manufacturer this is compliant, Could not see how big hole in door is and have advised a replacement, if hole is under 20mm in diameter the door could be repaired.</i></p> <p><i>Advice is to replace compromised door set and find alternative place for hand dryer on a wall</i></p> <p><i>20mm Fire seals fitted, no smoke seals to door or frame, client to confirm if this is correct</i></p>	<p>No actions needed</p>
  	

## [FD-022] First floor

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>No intumescent strips or smoke seals fitted to door or frame</i></p> <p><i>Door stop is partially missing</i></p>	<p><i>- REPLACE. Router new grooves to edge of door and replace combined smoke and intumescent seals x 1</i></p> <p><i>- ADJUST. Pack hinges to equalise gaps x 1</i></p> <p><i>- INSTALL: Install furring piece to door x 1</i></p>	
		



## [FD-024] Ground floor

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
X-OVERALL. Overall status of the complete door set. Non Compliant	- <i>ADJUST. Pack hinges to equalise gaps x 1</i>	
		

## [FD-026] Basement

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Hold open device will not operate as door latch binds against the supporting wall, magnetic wall device will need to be mounted on a piece of timber so as both magnets touch and hold door open and release. unable to see how much the device will need to be brought forward, maybe 50mm.</i></p> <p><i>Door does not close to latched position, may have to reposition door as door leaf binds on frame</i></p>	<ul style="list-style-type: none"> <li>- <b>ADJUST.</b> Pack hinges to equalise gaps x 1</li> <li>- <b>ADJUST.</b> Remove single door and frame adjust and refit</li> <li>- <b>REPAIR.</b> Repair door frame/leaf 1.5 hours</li> <li>- <b>PROOF.</b> Client to confirm FR /FD 30 Nominal</li> </ul>



## [FD-027] Basement

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Door does not close to latched position</i></p>	<ul style="list-style-type: none"> <li>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></li> <li>- <i>INSTALL: Install furring piece to door x 1</i></li> <li>- <i>PROOF. Client to confirm FR /FD 30 Nominal</i></li> </ul>



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## [FD-025] Ground floor



Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Fire door only client to confirm if this is correct</i></p>	<p>- <b>ADJUST. Pack hinges to equalise gaps x 1</b></p> <p>- <b>PROOF. Client to confirm FR /FD 30 Nominal</b></p>




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## [FD-028] Basement

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p>	<p>- <i>INSTALL: Install firing piece to door x 1</i></p> <p>- <i>PROOF. Client to confirm FR /FD 30 Nominal</i></p>	
		

## [FD-029] Basement

Door Description		Door Status	
Nominal Door		See Individual Door Items	
Door Item		Actions	
GAPS Non Compliant		- <i>ADJUST. Pack hinges to equalise gaps x 1</i> - <i>INSTALL: Install furring piece to door x 1</i> - <i>PROOF. Client to confirm FR /FD 30 Nominal</i>	
			

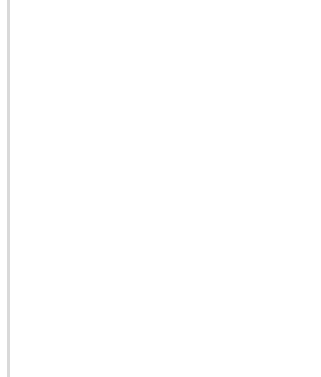
## [FD-030] Basement

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p>	<p>- <i>ADJUST. Pack hinges to equalise gaps x 1</i></p> <p>- <i>INSTALL: Install furring piece to door x 1</i></p> <p>- <i>PROOF. Client to confirm FR /FD 30 Nominal</i></p>	
		

## [FD-032] Basement

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Fire door only no smoke seals fitted, client to confirm</i></p> <p><i>Fire seal needs reattaching to door and is partially missing from latch stile</i></p> <p><i>20mm brown</i></p> <p><i>Add lipping to close gap at bottom, may have to lip frame</i></p> <p><i>poorly fitted door set</i></p>	<ul style="list-style-type: none"> <li>- <b>ADJUST.</b> Pack hinges to equalise gaps x 1</li> <li>- <b>INSTALL:</b> Install furring piece to door x 1</li> <li>- <b>REPAIR.</b> Repair door frame/leaf 30 mins</li> <li>- <b>PROOF.</b> Client to confirm FR /FD 30 Nominal</li> </ul>





## [FD-031] Basement


Door Description	Door Status
FD60	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>15mm combined smoke brush brown</i></p>	<p>- <b>REPLACE.</b> <i>Replace combined smoke and intumescent seals into existing grooves x 2</i></p> <p>- <b>ADJUST.</b> <i>Pack hinges to equalise gaps x 1</i></p>





## [FD-008] Fourth floor

Door Description	Door Status
FD30	See Individual Door Items




Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Fire door only, no smoke seals are fitted to door or frame client to confirm</i></p>	<p><i>- ADJUST. Remove single door and frame adjust and refit</i></p>
	

## [FD-009] Fourth floor

Door Description	Door Status	
Nominal Door	See Individual Door Items	
Door Item	Actions	
<p>SEALS COMBINED SMOKE &amp; FIRE</p> <p><b>Non Compliant</b></p> <p><i>No intumescent strips or smoke seals are fitted to door or frame</i></p> <p><i>Door stop partially missing</i></p>	<ul style="list-style-type: none"> <li>- <i>REPLACE. Router new grooves to edge of door and replace combined smoke and intumescent seals x 1</i></li> <li>- <i>REPAIR. Repair door frame/leaf 30 mins</i></li> <li>- <i>INSTALL. Supply and fit correct door sign x 1</i></li> <li>- <i>PROOF. Client to confirm FR /FD 30 Nominal</i></li> </ul>	
		Empty space for additional notes or images

## [FD-019] Fourth floor

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Hand dryer is attached to door, client is to confirm with door manufacturer this is compliant, Could not see how big hole in door is and have advised a replacement, if hole is under 20mm in diameter the door could be repaired. Advice is to replace compromised door set and find alternative place for hand dryer on a wall Fire door only. No smoke seals fitted to door or frame, client to confirm if this is correct</i></p>	<p>- <b>PROOF. Client to confirm FR /FD 30 Nominal</b></p>
  	

## [FD-033] Basement

Door Description	Door Status
Nominal Door	See Individual Door Items

Door Item	Actions
<p>X-OVERALL. Overall status of the complete door set.</p> <p><b>Non Compliant</b></p> <p><i>Floor will need to be levelled with concrete as there is a large gap under door when in latched position, smoke and fire could compromise this door set via the threshold.</i></p> <p><i>Reattach loose combined smoke seal to latch stile.</i></p> <p><i>Hinges are not set correctly in frame and gaps need patching, screws are missing, These doors may need to be replaced if they can not be remediated effectively.</i></p> <p><i>This is a poorly fitted door set along with the door set above</i></p>	<ul style="list-style-type: none"> <li>- <b>REPAIR.</b> <i>Repair door frame/leaf 1.5 hours</i></li> <li>- <b>REPAIR.</b> <i>Repair door frame/leaf 30 mins</i></li> <li>- <b>ADJUST.</b> <i>Pack hinges to equalise gaps x 1</i></li> <li>- <b>INSTALL.</b> <i>Raise door chop hinges x 1</i></li> <li>- <b>PROOF.</b> <i>Client to confirm FR /FD 30 Nominal</i></li> </ul>



## Disclaimer & Limitations

The following limitations apply to the conduct of the inspection by Tri Management ("The Inspector"):

- The Fire Reform Order 2005 places a burden of responsibility firmly on the head of a 'responsible person' with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.
- There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. "The Inspector" is not the responsible person and is unable to determine, on behalf of the client organisation, the steps it should or must take to comply with its duties under the Fire Reform Order 2005. The fire risk assessment will cover all of the areas within the property. We will also comment upon the areas surrounding the building.
- This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.
- No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

## Quality Assurance Statement

This report has been compiled for the sole use of Test Site and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information about the fire doors. Any measurements or quantities described herein should not be relied upon for any contractual purpose.

### Inspected By

*Shane Keaney*

*12 Sep 2022*



### Quality Checked By

*Rod Gilson (FDI Certified)*

*07 Oct 2022*

\*\*\* END OF REPORT \*\*\*

*Attachments may follow if applicable*