



FIRE DOOR INSPECTION

Fire Door Inspection Report

Example Court (demo)

Block of 12 flats on three floors, Luton

Prepared for Example Managing Agent · FAO Property Manager

DEMO REPORT. The building, client and findings are examples. The layout, checks and photos are exactly what every DC Fire & Security inspection report contains.

REPORT REFERENCE	INSPECTED	INSPECTED BY	DOORS INSPECTED	NEXT INSPECTION DUE
DCS-FDI-DEMO	6 October 2026	Sebastian Grabowski	6 (4 communal, 1 cupboard, 1 flat entrance)	By 6 October 2027

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SECURITY**01582 227 123
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Fire Door Inspection Report

CONDITION SURVEY & REMEDIAL SCHEDULE

RRO 2005 · Fire Safety Act 2021 · Approved Document B · BS 8214:2016

Reference
DCS-FDI-DEMO
Inspected
6 October 2026
Issued
7 October 2026

OVERALL RESULT

! REMEDIAL ACTION REQUIRED

2 of 6 doors are satisfactory. 4 high-priority actions on 3 doors should be dealt with first.

6

DOORS

7

ACTIONS

4

HIGH

Site & Visit Details

PREMISES

Example Court (demo), Block of 12 flats on three floors, Luton

RESPONSIBLE PERSON CONTACT

Property Manager

DATE OF INSPECTION

6 October 2026

CLIENT

Example Managing Agent

INSPECTED BY

Sebastian Grabowski, DC Fire & Security

DOORS IN SCOPE

4 communal stair and lobby doors, 1 riser cupboard door and 1 sample flat entrance door

Summary

6

DOORS

2

SATISFACTORY

4

HIGH PRIORITY

3

MEDIUM

0

LOW

- **The first floor stair door (FD03)** does not close on its own because the closer arm is loose, and the frame head is split where the closer is fixed. A door that does not close gives no protection, so this is the first job.
- **The riser cupboard (FD05)** has a hole through the leaf where the lock was taken out.
- **Flat 6 (FD06)** has screws missing from the top hinge and a 12 mm gap under the door.
- **FD01 and FD04 are satisfactory.** The other stair doors need only small adjustments.

Priority Timescales

PRIORITY	COMPLETE WITHIN	WHAT IT COVERS
HIGH	14 days	Defects that stop the door holding back fire or smoke: holes through the leaf, missing intumescent, doors that do not self-close, frame damage, missing hinge screws, oversized thresholds.
MEDIUM	3 months	Gaps outside tolerance, alignment, threshold gaps elsewhere, and signage.

Action Register (7 actions)

Every action from the inspection, high priority first. Where the survey recorded the same defect twice on one door, the two have been combined into one action.

PRIORITY	DOOR	WORK TYPE	ACTION
HIGH	FD03 Stair to first floor corridor	Self-closing	The closer arm is loose and the door stops short of the frame when released (photo 19). Re-fix or replace the closer so the door closes fully and latches from any angle.
HIGH	FD03 Stair to first floor corridor	Frame damage	The frame head is split where the closer is fixed (photo 20). Repair with glued hardwood or replace the section, then re-fix the closer into sound timber.
HIGH	FD05 Electrical riser cupboard	Leaf breach	The lock has been taken out and the hole goes through the leaf (photos 13 and 14). Fit a fire-rated lock with intumescent pads, or plug the hole by a method covered by the test evidence.
HIGH	FD06 Flat 6 entrance	Hinges	Screws are missing from the top hinge (photos 7 and 8). Fit every missing screw, steel and of the size the hinge calls for.
MEDIUM	FD02 Stair to ground floor corridor	Gaps	Closing-edge gap 5 mm (photo 15). Adjust the leaf so the gaps are an even 2–4 mm on all sides.
MEDIUM	FD05 Electrical riser cupboard	Signage	No sign. Fit a "Fire Door Keep Locked Shut" sign on the outside face.
MEDIUM	FD06 Flat 6 entrance	Threshold	Threshold gap 12 mm (photo 18). Fit a threshold strip or a drop-down seal so the gap is within the test evidence.

Site-wide Observations

What applies to every door

- **Signage.** The stair and lobby doors carry "Fire Door Keep Shut" signs on both faces. The riser cupboard needs a "Fire Door Keep Locked Shut" sign.
- **Certification.** The communal and flat entrance doors carry a certification label on the hinge edge, so repairs can follow the manufacturer's instructions.
- **Smoke seals.** All the doors checked have combined intumescent and smoke seals.
- **Ongoing checks.** We recommend a quick visual check of the communal doors every 3 months by the site team, and a full inspection every year.

Legislation and guidance

- Regulatory Reform (Fire Safety) Order 2005, Article 17: fire doors kept in efficient working order and good repair
- Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022
- Fire Safety (England) Regulations 2022, Regulation 10: fire door checks in blocks of flats
- Approved Document B (Fire Safety), Appendix C: fire doorsets
- BS 8214:2016 Timber-based fire door assemblies. Code of practice
- BS EN 1634-1 & BS 476-22 (fire resistance) · BS EN 1634-3 (smoke control)
- BS EN 1935 hinges · BS EN 1154 door closers · BS EN 12209 locks and latches
- BS ISO 7010 & BS 5499-10 safety signs

Method and limitations

Each door was inspected in place and photographed. Its specification was recorded and the head, hinge-side, closing-edge and threshold gaps were measured. Each door was then checked for specification, damage, gaps, seals, hinges and fixings, self-closing and latching, and signage.

This was a non-destructive visual inspection of the 6 doors listed. Concealed items (frame fixings, packing and fire-stopping behind architraves, lock bodies) were not opened up. The report records the condition of the doors on the day of inspection only.

Door Schedule

DOOR	FLOOR	LOCATION	TYPE	RATING	RESULT	HIGH	ACTIONS
FD01	Ground	Entrance lobby to stair	Communal	FD30S	SATISFACTORY	0	0
FD02	Ground	Stair to ground floor corridor	Communal	FD30S	REMEDIAL	0	1
FD03	First	Stair to first floor corridor	Communal	FD30S	REMEDIAL: HIGH	2	2
FD04	Second	Stair to second floor corridor	Communal	FD30S	SATISFACTORY	0	0
FD05	Ground	Electrical riser cupboard	Cupboard	FD30	REMEDIAL: HIGH	1	2
FD06	First	Flat 6 entrance	Flat entrance	FD30S	REMEDIAL: HIGH	1	2

Door Condition Records (6 doors)

One record per door: the specification as recorded, photographs, measured gaps (red when outside 2–4 mm, or over 8 mm at the threshold), the check results and each remedial action with the standard it relates to.

FD01 · Ground floor, Entrance lobby to stair

Communal door

FD30S

SATISFACTORY

SPECIFICATION AS RECORDED

DOOR	Communal fire door
RATING	FD30S
CERTIFICATION	Label on hinge edge
CONFIGURATION	Single leaf, single acting
LEAF SIZE	826 x 2040 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	Pull handle, no lock
SEALS	Intumescent and smoke seal in frame
SELF-CLOSING	Overhead closer
HOLD-OPEN	None fitted
SIGNAGE	"Fire Door Keep Shut", both faces

Photo 6

HEAD

3 mm

HINGE

3 mm

CLOSING

3.5 mm

THRESHOLD

6 mm

✓ Leaf & frame specified

✓ No damage

✓ Gaps in tolerance

✓ Seals complete

✓ Hinges & screws

✓ Self-closes & latches

✓ Signage

Inspector's note.

Closes and latches from every angle tested. No action needed.

FD02 · Ground floor, Stair to ground floor corridor

Communal door

FD30S

REMEDIAL

SPECIFICATION AS RECORDED

DOOR	Communal fire door
RATING	FD30S
CERTIFICATION	Label on hinge edge
CONFIGURATION	Single leaf, single acting
LEAF SIZE	826 x 2040 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	Pull handle, no lock
SEALS	Intumescent and smoke seal in frame
SELF-CLOSING	Overhead closer
HOLD-OPEN	None fitted
SIGNAGE	"Fire Door Keep Shut", both faces

Photo 2

15

HEAD

3 mm

HINGE

3.5 mm

CLOSING

5 mm

THRESHOLD

7 mm

✓ Leaf & frame specified

✓ No damage

✗ Gaps in tolerance

✓ Seals complete

✓ Hinges & screws

✓ Self-closes & latches

✓ Signage

REMEDIAL ACTIONS (1)

MEDIUM

GAPS

Closing-edge gap 5 mm (photo 15).

Adjust the leaf so the gaps are an even 2–4 mm on all sides.

BS 8214:2016:

leaf-to-frame gaps should be consistent at 2–4 mm (typically 3 mm ±1) unless the door's test evidence says otherwise.

Wider gaps let smoke and flame past before the intumescent strip activates.

FD03 · First floor, Stair to first floor corridor

Communal door

FD30S

REMEDIAL: HIGH

SPECIFICATION AS RECORDED

DOOR	Communal fire door
RATING	FD30S
CERTIFICATION	Label on hinge edge
CONFIGURATION	Single leaf, single acting
LEAF SIZE	826 x 2040 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	Pull handle, no lock
SEALS	Intumescent and smoke seal in frame
SELF-CLOSING	Overhead closer, arm loose
HOLD-OPEN	None fitted
SIGNAGE	"Fire Door Keep Shut", both faces



Photo 5



HEAD 3 mm	HINGE 3 mm	CLOSING 4 mm	THRESHOLD 7 mm
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✓ Leaf & frame specified ✗ No damage ✓ Gaps in tolerance ✓ Seals complete ✓ Hinges & screws ✗ Self-closes & latches ✓ Signage

Inspector's note. Residents say this door is often left open. Check again after the closer is fixed.

REMEDIAL ACTIONS (2)

HIGH SELF-CLOSING

The closer arm is loose and the door stops short of the frame when released (photo 19). Re-fix or replace the closer so the door closes fully and latches from any angle.

Approved Document B, Appendix C and BS EN 1154: a fire door must close fully onto its stop and engage its latch from any angle of opening.

HIGH FRAME DAMAGE

The frame head is split where the closer is fixed (photo 20). Repair with glued hardwood or replace the section, then re-fix the closer into sound timber.

BS 8214:2016: damage affecting the fire integrity of the frame must be repaired by a method covered by the test evidence, or the frame section replaced, and fixings must go into sound timber.

FD04 · Second floor, Stair to second floor corridor

Communal door

FD30S

SATISFACTORY

SPECIFICATION AS RECORDED

DOOR	Communal fire door
RATING	FD30S
CERTIFICATION	Label on hinge edge
CONFIGURATION	Single leaf, single acting
LEAF SIZE	826 x 2040 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	Pull handle, no lock
SEALS	Intumescent and smoke seal in frame
SELF-CLOSING	Overhead closer
HOLD-OPEN	None fitted
SIGNAGE	"Fire Door Keep Shut", both faces

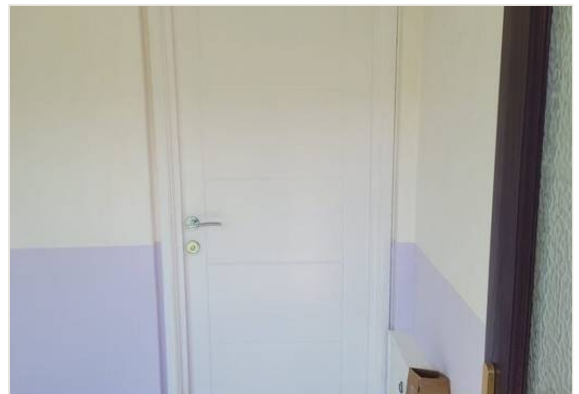


Photo 1

HEAD 3 mm	HINGE 3 mm	CLOSING 3 mm	THRESHOLD 6 mm
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✓ Leaf & frame specified ✓ No damage ✓ Gaps in tolerance ✓ Seals complete ✓ Hinges & screws ✓ Self-closes & latches ✓ Signage

Inspector's note. No action needed.

FD05 · Ground floor, Electrical riser cupboard

Cupboard door

FD30

REMEDIAL: HIGH

SPECIFICATION AS RECORDED

DOOR	Cupboard fire door
RATING	FD30
CERTIFICATION	No label or plug found
CONFIGURATION	Single leaf, single acting
LEAF SIZE	610 x 1980 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	None: lock removed, hole left in leaf
SEALS	Intumescent in frame
SELF-CLOSING	None (kept locked)
HOLD-OPEN	None fitted
SIGNAGE	None fitted



Photo 4

HEAD
4 mmHINGE
3 mmCLOSING
4 mmTHRESHOLD
8 mm

✓ Leaf & frame specified ✗ No damage ✓ Gaps in tolerance ✓ Seals complete ✓ Hinges & screws ✓ Self-closes & latches ✗ Signage

Inspector's note. Riser cupboards are kept locked rather than self-closing.

REMEDIAL ACTIONS (2)

HIGH LEAF BREACH

The lock has been taken out and the hole goes through the leaf (photos 13 and 14). Fit a fire-rated lock with intumescent pads, or plug the hole by a method covered by the test evidence.

BS 8214:2016: holes through the leaf and missing hardware breach the door's fire resistance and must be made good by a method covered by the test evidence, or the correct fire-tested hardware fitted.

MEDIUM SIGNAGE

No sign. Fit a "Fire Door Keep Locked Shut" sign on the outside face.

Approved Document B, Appendix C, BS ISO 7010 and BS 5499-10: self-closing fire doors carry a blue mandatory "Fire Door Keep Shut" sign on both faces.

FD06 · First floor, Flat 6 entrance

Flat entrance door

FD30S

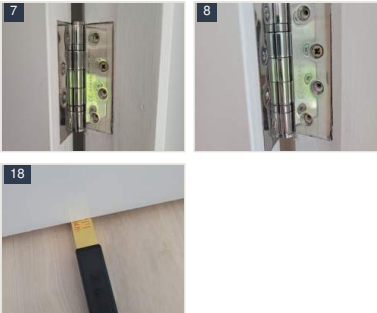
REMEDIAL: HIGH

SPECIFICATION AS RECORDED

DOOR	Flat entrance fire door
RATING	FD30S
CERTIFICATION	Label on hinge edge
CONFIGURATION	Single leaf, single acting
LEAF SIZE	838 x 1981 mm
LEAF THICKNESS	44 mm
FINISH	Painted leaf and frame
GLAZING	None
HINGES	3 per leaf, UKCA marked
LOCK / LATCH	Sashlock + night latch
SEALS	Intumescent and smoke seal in frame
SELF-CLOSING	Overhead closer
HOLD-OPEN	None fitted
SIGNAGE	"Fire Door Keep Shut", inside face



Photo 3



HEAD 3 mm	HINGE 3 mm	CLOSING 3.5 mm	THRESHOLD 12 mm
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- ✓ Leaf & frame specified ✓ No damage ✗ Gaps in tolerance ✓ Seals complete ✗ Hinges & screws ✓ Self-closes & latches ✓ Signage

REMEDIAL ACTIONS (2)

HIGH

HINGES

Screws are missing from the top hinge (photos 7 and 8). Fit every missing screw, steel and of the size the hinge calls for.

BS EN 1935 (grade 11 minimum) and BS 8214:2016: at least three CE/UKCA-marked hinges per leaf with every screw present, correct size and fully driven.

MEDIUM

THRESHOLD

Threshold gap 12 mm (photo 18). Fit a threshold strip or a drop-down seal so the gap is within the test evidence.

BS 8214:2016: the threshold gap must stay within the door's test evidence, normally no more than 8–10 mm, and 3 mm where smoke control at the threshold is needed.

Inspector declaration

I confirm that the fire doors listed in this report were inspected on 6 October 2026 and that the findings above are a true record of their condition on that date.

INSPECTED BY

NAME

SEBASTIAN GRABOWSKI

FOR

DC FIRE & SECURITY (DC SOLUTIONS GROUP LTD)

NEXT INSPECTION DUE

6 Oct 2027

or sooner once remedial work is complete