



FIRE DOOR INSPECTION

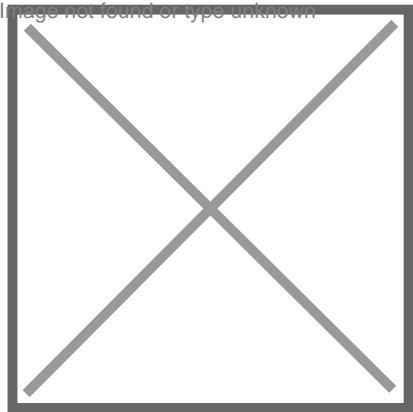
Reddan Contractors
438 Southchurch Road, Southend-on-Sea SS1 2QA
01702 616061 · helpdesk@reddan.co.uk

Front of Property

| | |
|-----------|-----------------------------------|
| Reference | HDT62633 |
| Site | 14 Lisle Street , London WC2H 7BE |
| Client | c/o CBRE |
| Date | 05/01/26 |
| Engineer | Nick Carver |

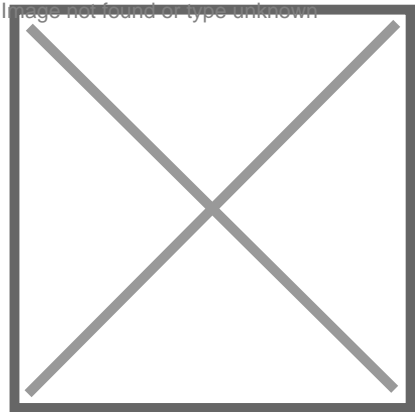
| Asset: 1 - Front door | | |
|--|-----|---|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | ✓ | |
| Does the door close when held open at 100mm? | ✓ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✗ | 5mm |
| Closing edge - 4mm or less (unless rebated)? | ✗ | 5mm |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✗ | Not fitted |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✗ | Not fitted |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✗ | Not fitted |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | ✓ | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | ✓ | External flap internal Directional cover |

Asset Images - 1 - Front door



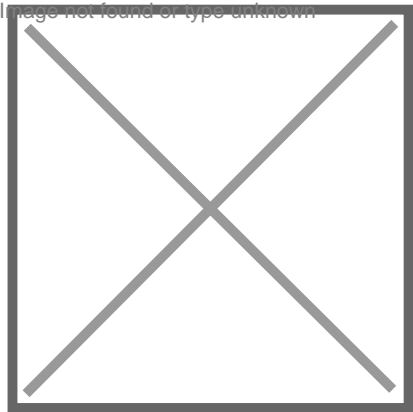
| Asset: 2 - Ground floor hallway | | |
|--|-----|------------------|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | Double doors |
| Does the door close from fully open? | ✓ | Riser cupboard |
| Does the door close when held open at 100mm? | ✗ | No closer fitted |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | N/A | |
| 3 hinges fitted and in good condition? | ✓ | X6 |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 2 - Ground floor hallway



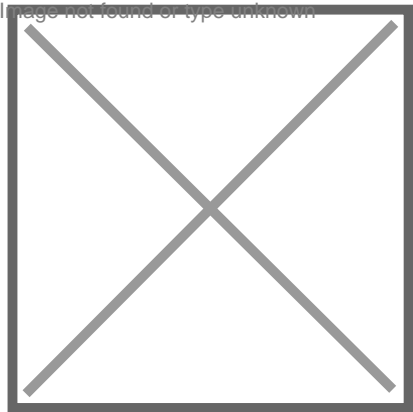
| Asset: 3 - Ground floor | | |
|--|-----|--|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | ✓ | |
| Does the door close when held open at 100mm? | ✓ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | Below bottom hinge, it had fallen off now replaced |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 3 - Ground floor



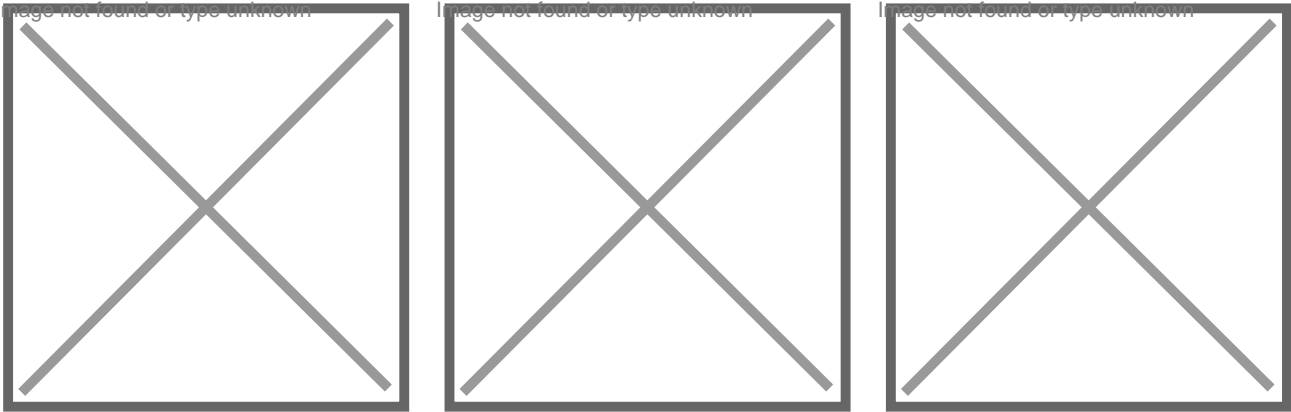
| Asset: 4 - Basement | | |
|--|-----|--|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | ✓ | |
| Does the door close when held open at 100mm? | ✓ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | N/A | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 4 - Basement



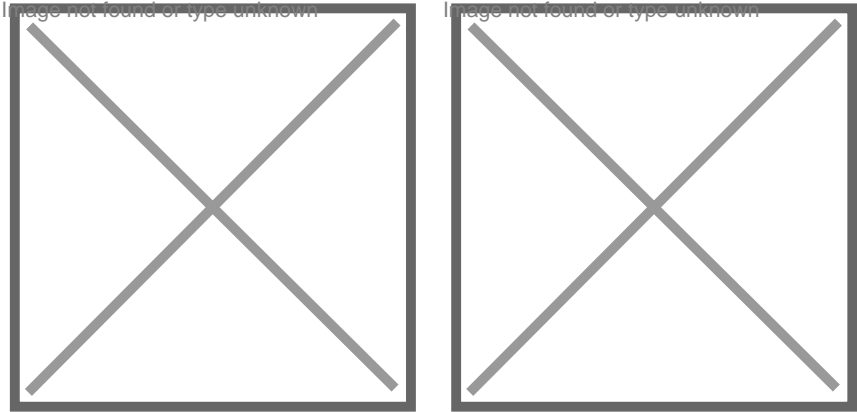
| Asset: 5 - Basement | | |
|--|-----|----------------------------|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | ✓ | |
| Does the door close when held open at 100mm? | ✓ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✗ | 5mm bottom half |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✗ | Hole near handle see pic |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✗ | Latch not locating in keep |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 5 - Basement



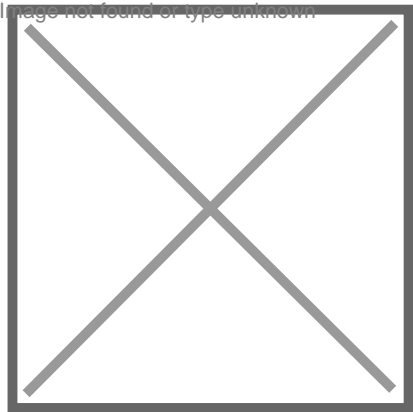
| Asset: 6 - Basement | | |
|--|-----|---------------------------|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✗ | Door held open with wedge |
| Does the door close from fully open? | ✗ | Seals installed backwards |
| Does the door close when held open at 100mm? | ✗ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | Installed backwards |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | installed backwards |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | installed backwards |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 6 - Basement



| Asset: 7 - Basement | | |
|--|-----|----------------|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | N/A | Riser cupboard |
| Does the door close when held open at 100mm? | N/A | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✓ | |
| All edges undamaged? | ✓ | |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | N/A | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 7 - Basement



| Asset: 8 - Basement | | |
|--|-----|--|
| Door Closing | | |
| Before touching the door, is it properly closed fully into the frame? | ✓ | |
| Does the door close from fully open? | ✓ | |
| Does the door close when held open at 100mm? | ✓ | |
| Does the door close without binding on the floor? | ✓ | |
| Frame Gaps | | |
| Head - 4mm or less? | ✓ | |
| Closing edge - 4mm or less (unless rebated)? | ✓ | |
| Hanging edge - 4mm or less (unless rebated)? | ✓ | |
| Threshold - 6mm or less? | ✓ | |
| Seals | | |
| Intumescent and smoke (where fitted): Head of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition? | ✓ | |
| Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition? | ✓ | |
| Leaf | | |
| Both front and back faces undamaged? | ✗ | Small drilled hole near top of door Small damage at bottom closing edge |
| All edges undamaged? | ✗ | See pics |
| Frame | | |
| Undamaged (e.g. impact)? | ✓ | |
| Fixed securely to surrounding structure? | ✓ | |
| No gaps between frame and surrounding structure? | ✓ | |
| Additional | | |
| Closer: Fitted securely and working effectively? | ✓ | |
| 3 hinges fitted and in good condition? | ✓ | |
| Hinge screw fixings in place? | ✓ | |
| Lock/latch in good condition and working correctly? | ✓ | |
| Glass undamaged? | N/A | |
| Glass retention system complete and undamaged? | N/A | |
| Letterbox: Intumescent liner around inside or sprung metal flaps that close effectively? | N/A | |

Asset Images - 8 - Basement

