



FIRE DOOR INSPECTION

Reddan Contractors

438 Southchurch Road, Southend-on-Sea SS1 2QA

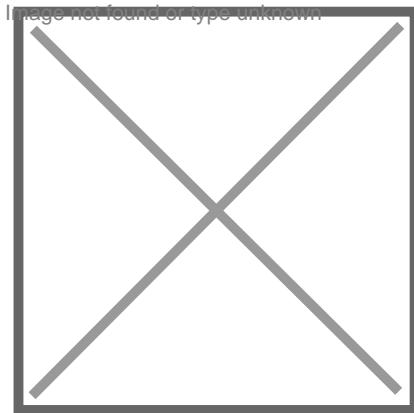
01702 616061 · helpdesk@reddan.co.uk

Front of Property

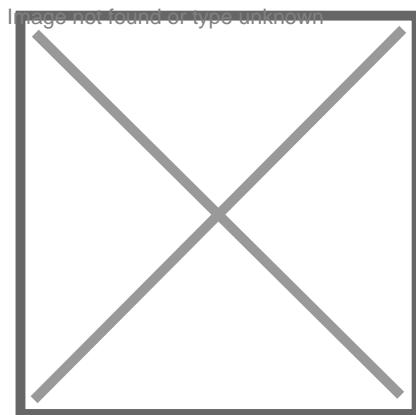
Reference	HDT62640
Site	52 Shaftesbury Avenue, London W1D 6LP
Client	c/o CBRE
Date	Not Set
Engineer	



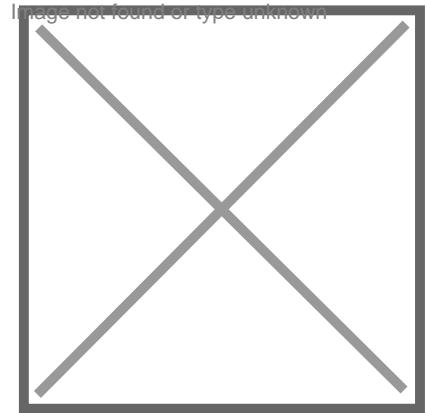
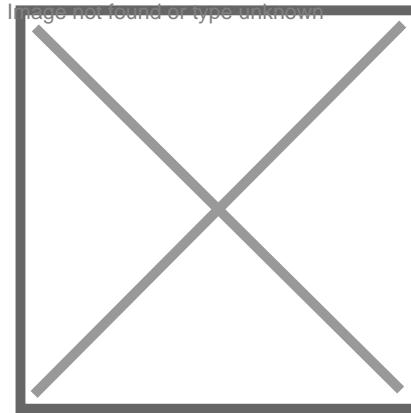
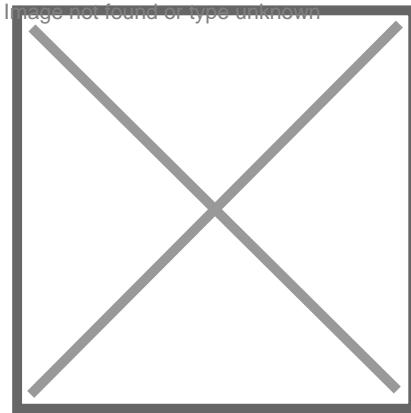
Asset: 10 - Ground floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✗	Lock broken
Does the door close from fully open?	N/A	cupboard
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	N/A	
Frame Gaps		
Head - 4mm 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?	✓	2 hinges
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 - 10 - Ground floor

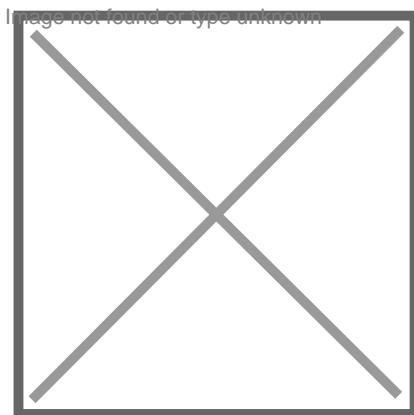
Asset: 11 - Ground floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✗	Lock damaged
Does the door close from fully open?	N/A	cupboard
Does the door close when held open at 100mm?	N/A	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm 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?	✓	2 hinges
Hinge screw fixings in place?	✓	
Lock/latch in good condition and working correctly?	✗	Budget lock
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 - 11 - Ground floor

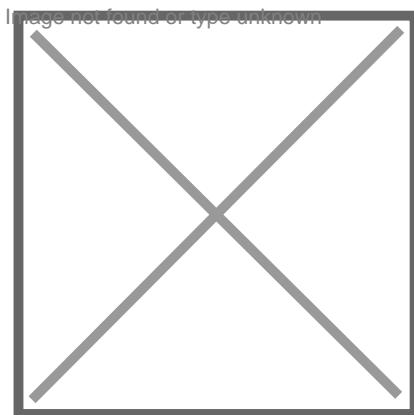
Asset: 12 - Ground floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✓	
Closing edge - 4mm or less (unless rebated)?	✓	
Hanging edge - 4mm or less (unless rebated)?	✓	
Threshold - 6mm or less?	✗	Nothing under the door, see pic
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)?	✗	Damage near lock see pic
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 - 12 - Ground floor

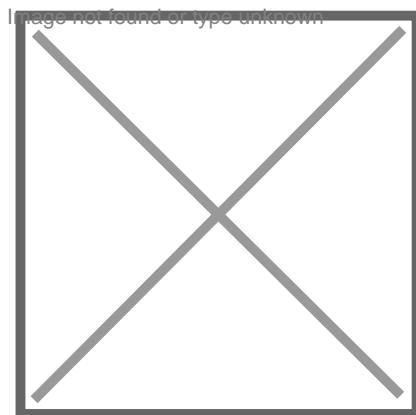
Asset: 17 - Basement		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✗	
Does the door close when held open at 100mm?	✗	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✓	
Closing edge - 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?	✗	Grill cut in?
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 - 17 - Basement

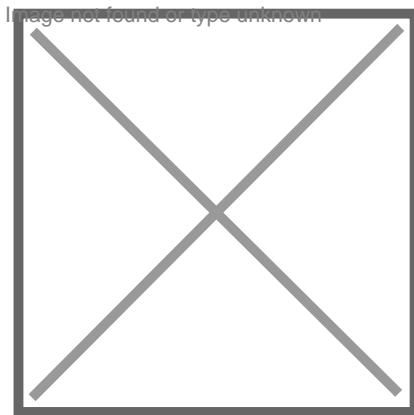
Asset: Fire door - Ground floor		
NO ACCESS		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	N/A	
Does the door close from fully open?	N/A	
Does the door close when held open at 100mm?	N/A	
Does the door close without binding on the floor?	N/A	
Frame Gaps		
Head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

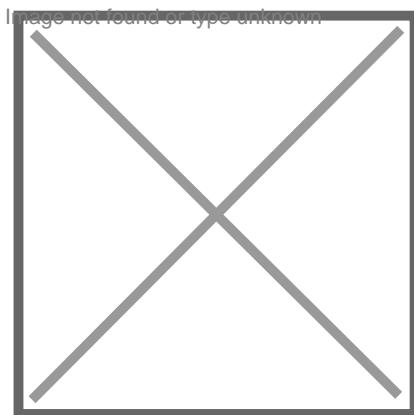
Asset: Lift motor - Basement		
NO ACCESS		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	N/A	
Does the door close from fully open?	N/A	
Does the door close when held open at 100mm?	N/A	
Does the door close without binding on the floor?	N/A	
Frame Gaps		
Head - 4mm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

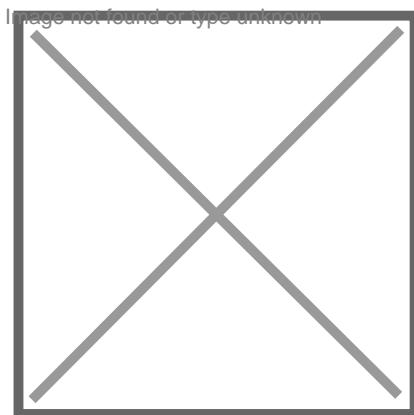
Asset: Lift 2 - Basement		
NO ACCESS		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	N/A	
Does the door close from fully open?	N/A	
Does the door close when held open at 100mm?	N/A	
Does the door close without binding on the floor?	N/A	
Frame Gaps		
Head - 4mm or less?	N/A	
Closing edge - 4mm or less (unless rebated)?	N/A	
Hanging edge - 4mm or less (unless rebated)?	N/A	
Threshold - 6mm or less?	N/A	
Seals		
Intumescent and smoke (where fitted): Head of door/frame complete and in good condition?	N/A	
Intumescent and smoke (where fitted): Hanging edge of door/frame complete and in good condition?	N/A	
Intumescent and smoke (where fitted): Closing edge of door/frame complete and in good condition?	N/A	
Leaf		
Both front and back faces undamaged?	N/A	
All edges undamaged?	N/A	
Frame		
Undamaged (e.g. impact)?	N/A	
Fixed securely to surrounding structure?	N/A	
No gaps between frame and surrounding structure?	N/A	
Additional		
Closer: Fitted securely and working effectively?	N/A	
3 hinges fitted and in good condition?	N/A	
Hinge screw fixings in place?	N/A	
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 - Lift 2 - Basement

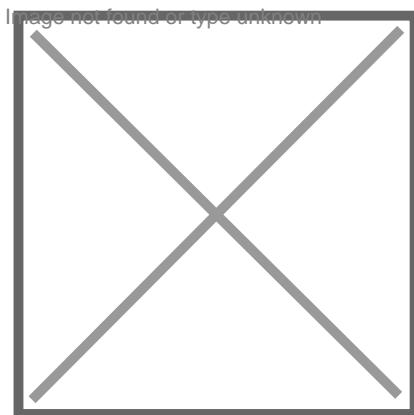
Asset: Fire door - Basement		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✗	Door fallen needs to be realigned
Closing edge - 4mm or less (unless rebated)?	✗	
Hanging edge - 4mm or less (unless rebated)?	✓	
Threshold - 6mm or less?	✗	8mm
Seals		
Intumescent and smoke (where fitted): Head of door/frame complete and in good condition?	N/A	
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?	✓	
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 - Fire door - Basement

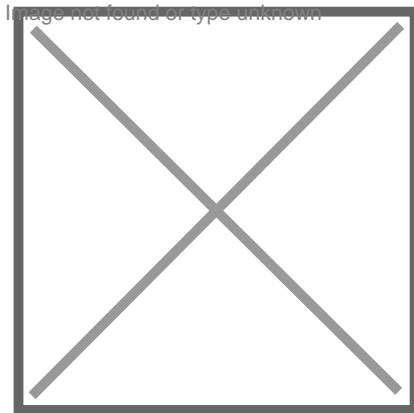
Asset: 6 - 4th floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✗	Budget lock missing
Does the door close from fully open?	N/A	Riser cupboard
Does the door close when held open at 100mm?	N/A	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	N/A	
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 - 6 - 4th floor

Asset: 7 - 3rd floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	N/A	
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 - 3rd floor

Asset: 8 - 2nd floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	N/A	
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 - 8 - 2nd floor

Asset: 9 - 1st floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	N/A	
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 - 9 - 1st floor