



FIRE DOOR INSPECTION

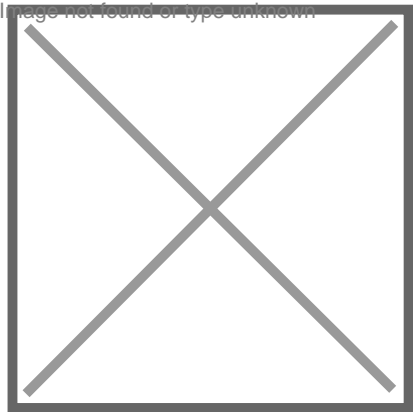
Reddan Contractors
438 Southchurch Road, Southend-on-Sea SS1 2QA
01702 616061 · helpdesk@reddan.co.uk

Front of Property

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

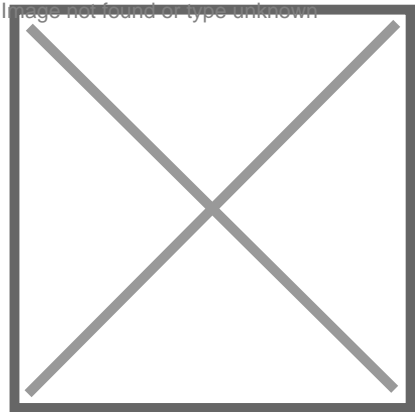
Asset: 1 - Front door		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✗	5mm
Closing edge - 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



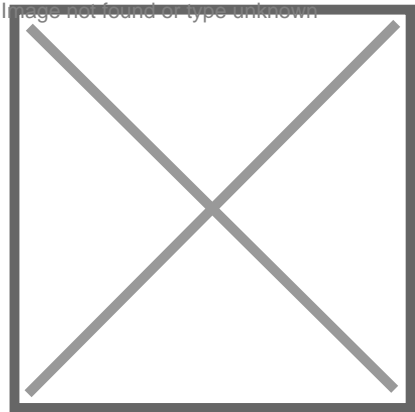
Asset: 2 - Ground floor hallway		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	Double doors
Does the door close from fully open?	✓	Riser cupboard
Does the door close when held open at 100mm?	✗	No closer fitted
Does the door close without binding on the floor?	✓	
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



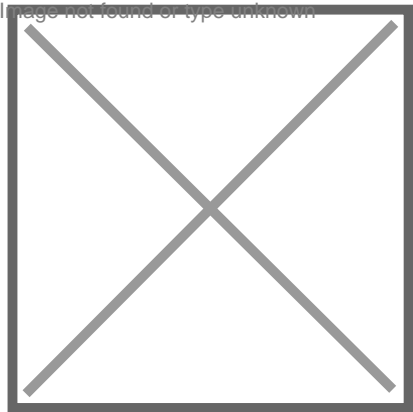
Asset: 3 - Ground floor		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✓	
Closing edge - 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



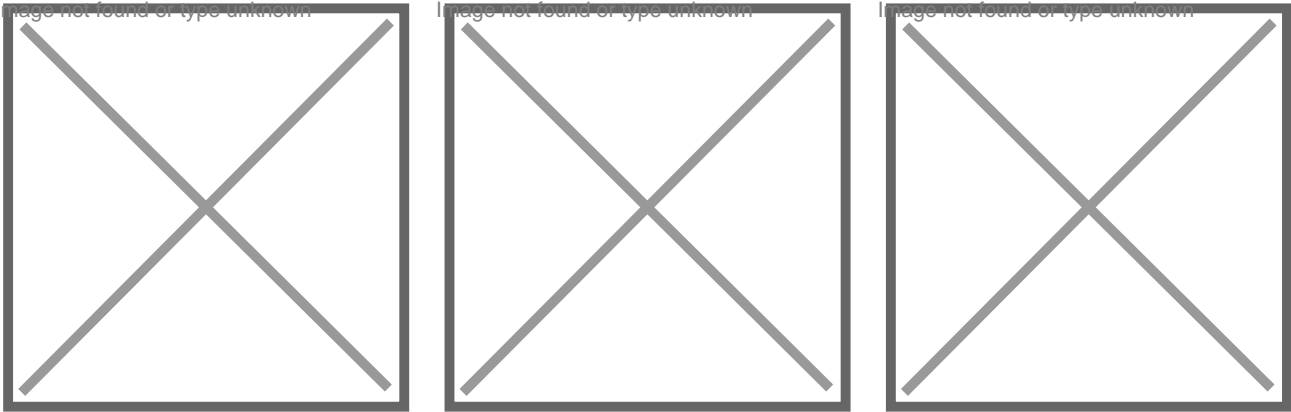
Asset: 4 - Basement		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✓	
Closing edge -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



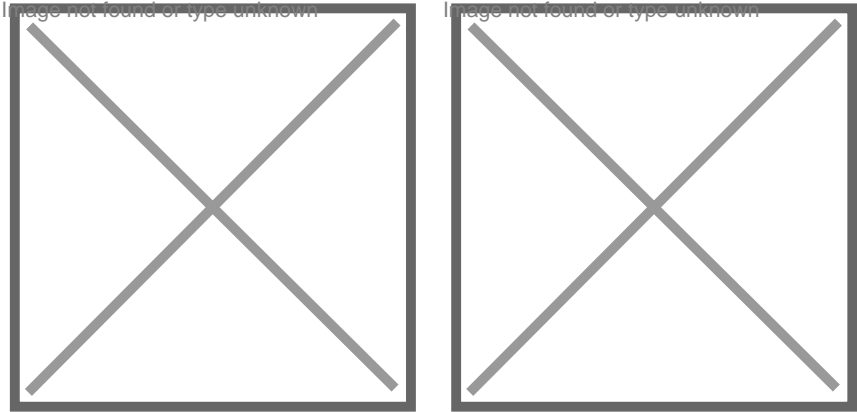
Asset: 5 - Basement		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✓	
Does the door close from fully open?	✓	
Does the door close when held open at 100mm?	✓	
Does the door close without binding on the floor?	✓	
Frame Gaps		
Head - 4mm or less?	✓	
Closing edge - 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



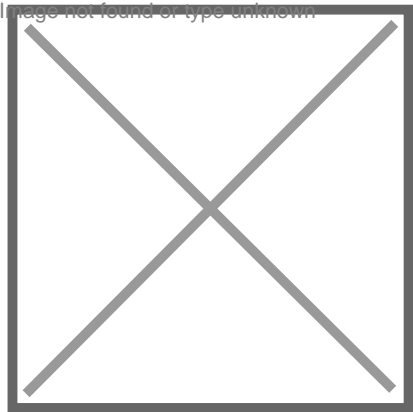
Asset: 6 - Basement		
Door Closing		
Before touching the door, is it properly closed fully into the frame?	✗	Door held open with wedge
Does the door close from fully open?	✗	Seals installed backwards
Does the door close when held open at 100mm?	✗	
Does the door close without binding on the floor?	✓	
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

