

Fire Door Inspection Report

● All doors passing at inspection

Ref: FD-00009 · Issued: 25 Jun 2026 · Review: 25 Jun 2027

Prepared by: FireDoorChecks

PROPERTY

Oakwood Court

Address withheld – sample report

INSPECTION REFERENCE

FD-00009

REVISION

01

INSPECTOR

Daniel Fletcher

CLIENT

Sample Client

REQUESTED BY

Not specified

ISSUE DATE

25 Jun 2026

REVIEW DATE

25 Jun 2027

DOORS INSPECTED

2

JOB REF

Inspection #9

CONTACT

Sample Contact

Inspector signature

Daniel Fletcher

Signature not on file

Manager signature

Daniel Fletcher

Signature not on file

DISCLAIMER & CONFIDENTIALITY

The assessor confirms that the fire doors identified in this report have been inspected and surveyed with regard to the duty to maintain fire precautions under the Regulatory Reform (Fire Safety) Order 2005 (as amended). For multi-occupied residential buildings of 11m or greater, the Responsible Person also has duties under Regulation 10 of the Fire Safety (England) Regulations 2022. Findings reflect condition observed at time of inspection only. Information is treated as confidential.

HOW TO USE THIS REPORT

Use alongside your fire risk assessment to prioritise remedial works and maintain your fire door asset register.

RESPONSIBILITIES

Responsibility for acting on findings rests with the Responsible Person under applicable fire safety legislation. *Re-inspection cadence is set by the Responsible Person in line with statutory duties and the fire risk assessment.*

PROPERTY · OAKWOOD COURT

2. Property overview

High-level snapshot of the site - who the property belongs to, floors included, and doors inspected.

PROPERTY REFERENCE PHOTO



PORTFOLIO SNAPSHOT



- **2 passing** - no action required
- **0 failing** - attention required
- **0 of 2 tagged** - 0% coverage

INSPECTED

2

PASSING

2

ATTENTION

0

TAGGED

0

Pass rate

100% - 2 of 2 doors passing

PROPERTY PROFILE

PROPERTY

Oakwood Court

REPORT REFERENCE

FD-00009

FLOORS COVERED

Not recorded

CLIENT

Sample Client

ADDRESS

Oakwood Court, Address withheld - sample report

FLOORPLANS

1 file(s)

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Overview, key findings, and photos.	
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1

Ground-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

OVERVIEW & DETAILED FINDINGS

OVERALL STATUS

PASS

COMPONENTS CHECKED

12

OUTSTANDING REMEDIALS

None

RISK LEVEL

Low risk

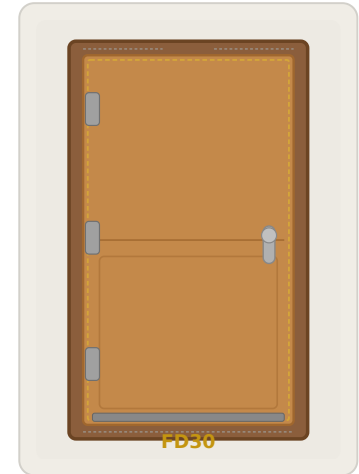
ITEMS FAILING

None

TAG

Not tagged

CONFIGURATION



Black-finished timber FD30 doorset. Leaf, frame, hinges, intumescent/smoke seals, latch ironmongery and perimeter gaps inspected and compliant. No overhead closer, vision panel, threshold seal, hold-open or signage - marked N/A.

LOCATION

Ground-floor doorway

FLOOR

**Block B - typical floor plan ·
Pin placed**

DIMENSIONS

44 mm

TAG UID

-

COMPONENT CHECKLIST

Red rows indicate failed checks; severity (Low / Medium / High) shows suggested priority.

COMPONENT	STATUS	SEVERITY	NOTES
Closer		Low	N/A
Frame	PASS	Low	Frame securely fixed to the structure, no splits or movement at the head.
Gaps	PASS	Low	Perimeter gaps around the leaf within the 3-4mm tolerance.
Glazing		Low	N/A
Hinges	PASS	Low	CE-marked fire-rated hinge (BS EN 1935), secure with no missing screws.
Hold-open / maglock		Low	N/A
Intumescent strips / seals	PASS	Low	Intumescent / cold-smoke seals continuous around the leaf.
Ironmongery / locks	PASS	Low	Latch and lever furniture (UNION) operate correctly and hold the leaf closed.
Certification labels		Low	N/A
Leaf	PASS	Low	Solid timber leaf, undamaged, no through-fixings or unfilled apertures.
Signage		Low	N/A
Threshold		Low	N/A

1

Ground-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

PHOTO EVIDENCE



1

Ground-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

PHOTO EVIDENCE · COMPONENT PHOTOS (1 OF 1)

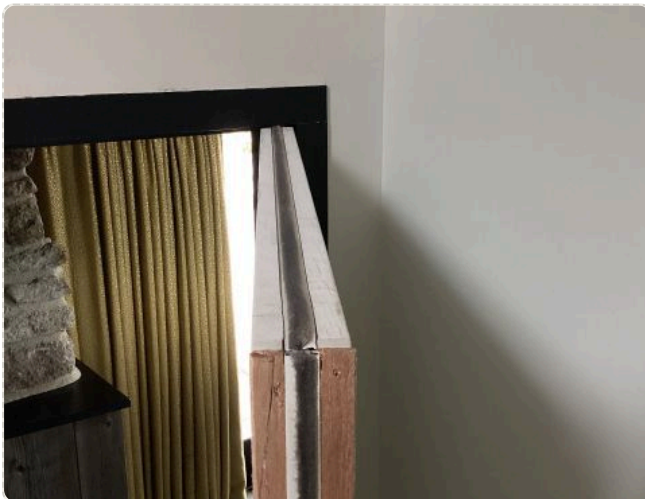
Each frame pairs the inspection photo with the associated component and notes.



Gaps · PASS · Low



Hinges · PASS · Low



Intumescent strips / seals · PASS · Low



Ironmongery / locks · PASS · Low

2

Third-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

OVERVIEW & DETAILED FINDINGS

OVERALL STATUS

PASS

COMPONENTS CHECKED

12

OUTSTANDING REMEDIALS

None

RISK LEVEL

Low risk

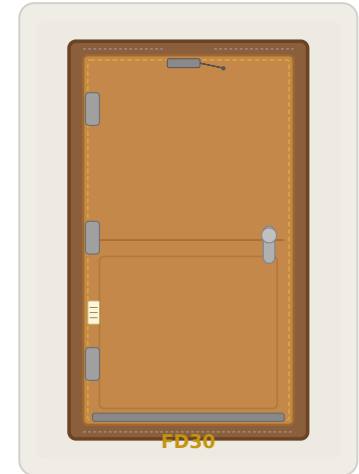
ITEMS FAILING

None

TAG

Not tagged

CONFIGURATION



Cream shaker FD30 flat-entrance doorset with an overhead closer. Leaf, frame, hinges (with continuous seals), closer, perimeter gaps, ironmongery and certification label inspected and compliant. No vision panel, hold-open or signage - marked N/A.

LOCATION

Third-floor doorway

FLOOR

Block B - typical floor plan ·
Pin placed

DIMENSIONS

44 mm

TAG UID

-

COMPONENT CHECKLIST

Red rows indicate failed checks; severity (Low / Medium / High) shows suggested priority.

COMPONENT	STATUS	SEVERITY	NOTES
Closer	PASS	Low	Briton overhead closer pulls the door to full latch from any angle.
Frame	PASS	Low	Frame correctly lined, packed and fixed to the structure.
Gaps	PASS	Low	Perimeter and threshold gaps within tolerance.
Glazing		Low	N/A
Hinges	PASS	Low	CE-marked fire-rated hinges secure; intumescent seals continuous at the hinge stile.
Hold-open / maglock		Low	N/A
Intumescent strips / seals	PASS	Low	Intumescent seal continuous within the frame rebate (visible at the hinge stile).
Ironmongery / locks	PASS	Low	Euro-cylinder lockset and lever furniture operate correctly.
Certification labels	PASS	Low	Fire door certification / inspection label present and legible.
Leaf	PASS	Low	Cream shaker leaf, undamaged, correctly hung in a new lined frame.
Signage		Low	N/A
Threshold		Low	N/A

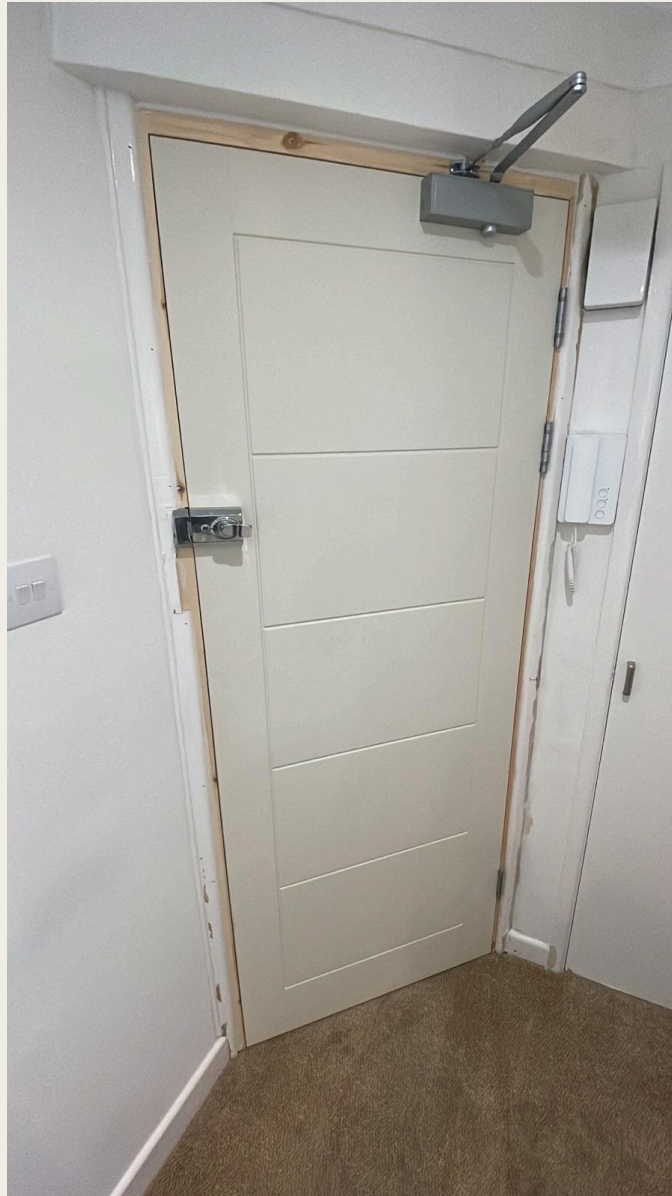
2

Third-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

PHOTO EVIDENCE



2

Third-floor doorway

Floor: Block B - typical floor plan · Pin placed

PASS / Low

PHOTO EVIDENCE · COMPONENT PHOTOS (1 OF 1)

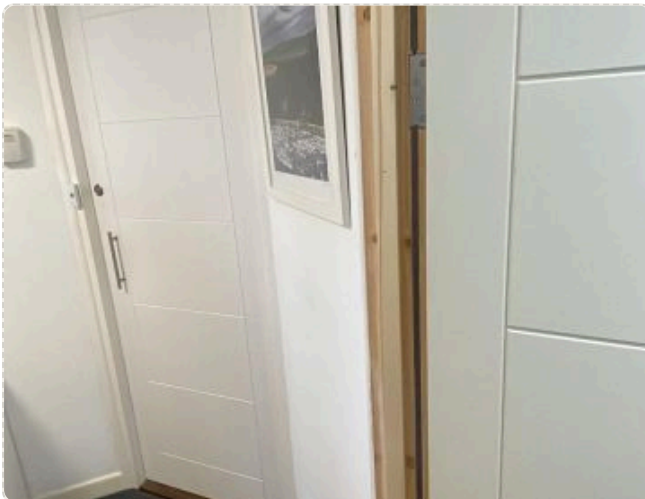
Each frame pairs the inspection photo with the associated component and notes.



Closer · PASS · Low



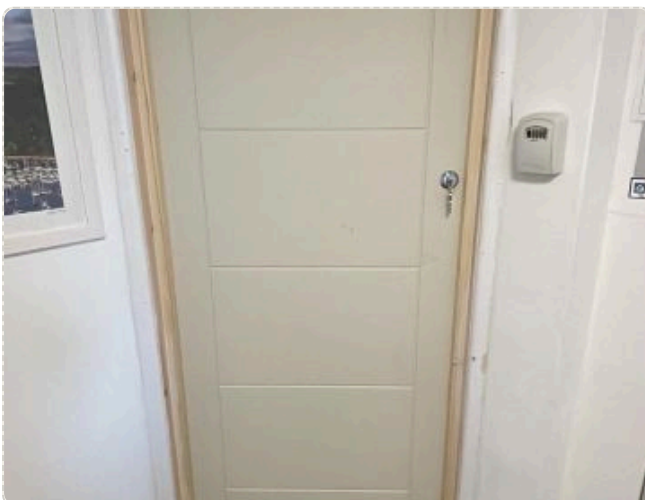
Frame · PASS · Low



Hinges · PASS · Low



Certification labels · PASS · Low



Leaf · PASS · Low

FLOORPLANS

Floorplan overview

Spatial context for door locations within the building.

BLOCK B - TYPICAL FLOOR PLAN

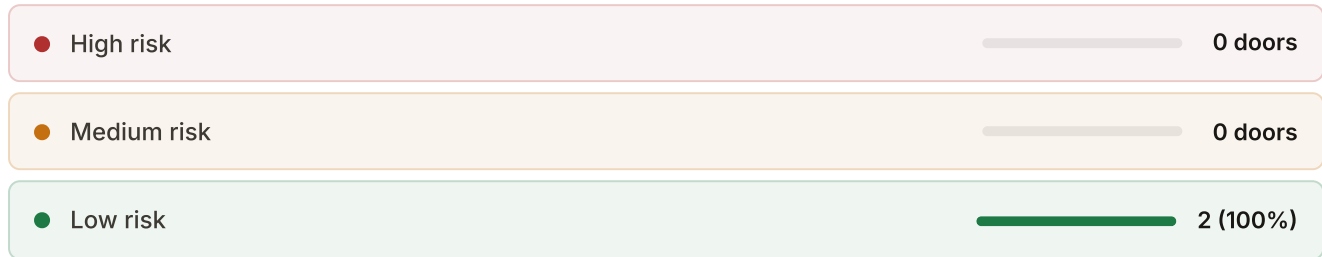


OVERVIEW

5. Risk summary & next steps

DOOR RISK BANDS

Risk colours: Red = High, Amber = Medium, Green = Low.



NEXT STEPS

- No significant risks identified at this inspection. Schedule the next routine inspection in line with your policy.

Recommended re-inspection: 25 Jun 2027

Suggested guidance only - high-risk findings typically warrant action within 30 days and medium-risk within 90 days. Final timelines are set by the Responsible Person in line with the fire risk assessment and the severity of each defect.

COMPLIANCE SNAPSHOT

At the time of survey, 2 of 2 inspected doors (100%) were recorded as passing.

LIMITATIONS & ASSUMPTIONS

- Assessment based on visual, non-destructive inspection at the time of survey.
- Some doors or areas may have been inaccessible or locked and were not inspected.
- Findings reflect the condition on the inspection date only and may change over time.
- Photos are sampled and may not show every issue, component, or room.
- Information relies on records and access provided by the client or responsible person.

Door index (appendix)

Flat list of all doors in this inspection for offline filtering and matching against on-site labels.

DOOR	DOOR ID	LOCATION	FLOOR	STATUS / RISK	PAGE
1	-	Ground-floor doorway	Block B - typical floor plan · Pin placed	PASS / Low	4
2	-	Third-floor doorway	Block B - typical floor plan · Pin placed	PASS / Low	7

Additional photos

Extra evidence photos captured against doors and components, beyond each component's primary photo.



Ground-floor doorway · Gaps



Ground-floor doorway · Intumescent strips / seals



Ground-floor doorway · Ironmongery / locks