




On Site Inspection Name of Responsible Person/Landlord	TBA
On Site Inspection Additional Duty Holder/Managing Agent	N/A
On Site Inspection Person(s) Consulted during Inspection	
On Site Inspection Date of Inspection	07/08/2025

Refer to LFDC FDIS Certified checklist for full details of recommended remedial work for 3rd party certified fire door maintenance contractor.





SEQ	TYPE OF DOOR ASSEMBLY			FRAME	DOOR				SEALS			GLAZING			CLOSER			HINGES			OPENING FUNCTION	NON-ESSENTIAL	SMOKE	SPRING FUNCTION	STATUS						
Item	Floor	Door No.	Fire Resisting?	Stipulated or Assumed Fire Resistance?	Compliant?	ULSASO? / ULSADD? LSASO? / LSADD? DASO? / DADD? OTHER? Unlatched/Latched Single Acting Double Acting Single Door/Double Door	Operating gap dims at threshold/bottom edge compliant with manufacturer's 3rd Party QA Scheme's Field of Application?	Operating gaps at vertical edges and top between 2mm-4mm and compliant with section 9.5.2 of BS 8214: 2016 with smoke seals touching edges of door/frame interface? (i.e. no light leakage)	Compliant?	All seals intact and damage free with none missing?	If smoke control is required, are the brushes and/or fins free of paint and/or polish such that their performance is unlikely to be compromised?	Does the door have a drop threshold seal installed in accordance with section 12.3 of BS 8214: 2016?	Compliant?	Markings (fire and safety) clearly visible in accordance with section 10 of BS 8214: 2016?	Glass and beads intact & damage free such that required performance is not compromised?	Compliant?	Type of door closer?	Capable of closing door/s (single or pair) from any angle, including when only open at 75mm/s, in accordance with section 11.4.a) of BS 8214: 2016?	Compliant?	No. 8 screws in place and Thermal Bridge compliant (12mm in FD30 + 18mm in FD60?)	Are hinges still comfortably within their life cycle? i.e. not leaking excessive oil and exhibiting signs of wear e.g. knuckles in line and no gaps and door has not dropped?	Compliant?	Compliant?	Compliant?	Compliant?	Compliant?	Status of Door Assembly?	Inspection result BEFORE 3rd party certified remedials and/or replacement of assembly supplied by 3rd party certified manufacturer and installed by 3rd party certified installer?	IF FAIL, Potential Status at next inspection AFTER carrying out 3rd party certified remedials and/or replacement 3rd party certified manufacturer and installed by 3rd party certified installer?	Label Identity Number	
1	1st	NDP-01	YES	FD60S	NOT KNOWN	ULSADD	YES	NO	NO	YES	NO	NO	NO	YES	YES	NO	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236050 + RH XR236051
2	1st	NDP-02	YES	FD60S	NOT KNOWN	ULSADD	NOT KNOWN	NO	NO	YES	NO	NO	NO	YES	YES	-	Face Fitted	N/A	NOT KNOWN	YES	YES	YES	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236052 + RH XR236053
3	1st	NDP-03	YES	FD30S	YES	ULSADD	YES	YES	YES	YES	YES	NO	NO	-	-	-	Face Fitted	NO	NO	YES	YES	YES	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236054 + RH XR236055
4	1st	NDP-04	YES	FD30S	YES	ULSADD	NO	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	NO	NO	YES	YES	YES	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236056 + RH XR236057
5	1st	NDP-05	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	YES	YES	NO	NO	YES	YES	NO	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236058 + RH XR236059
6	1st	NDP-06	YES	FD60S	NOT KNOWN	ULSADD	YES	NO	NO	NO	YES	NO	NO	YES	YES	NO	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236060 + RH XR236061
7	1st	NDP-07	YES	FD30S	YES	ULSADD	NO	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236062 + RH XR236063
8	1st	NDP-08	YES	FD30S	YES	ULSADD	NO	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236064 + RH XR236065
9	1st	NDP-09	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236066 + RH XR236067
10	1st	NDP-10	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236068 + RH XR236069
11	Ground	NDG-17	YES	FD30S	NOT KNOWN	ULSADD	YES	NO	NO	YES	YES	NO	NO	-	-	-	Face Fitted	NO	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236070 + RH XR236071
12	Ground	NDG-18	YES	FD30S	NOT KNOWN	ULSADD	NO	NO	NO	YES	YES	YES	NO	NO	-	-	Face Fitted	YES	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236072 + RH XR236073
13	Ground	NDG-19	YES	FD60S	NOT KNOWN	ULSADD	YES	YES	YES	YES	YES	YES	NO	YES	-	-	Face Fitted	NO	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236074 + RH XR236075
14	Ground	NDG-20	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	NO	YES	NO	NO	-	-	-	Face Fitted	YES	NO	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236076 + RH XR236077
15	Ground	NDG-12	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	YES	NO	NO	NO	YES	YES	NO	Face Fitted	NO	NO	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236078 + RH XR236079
16	Ground	NDG-13	YES	FD60S	NOT KNOWN	ULSADD	NO	NO	NO	YES	NO	NO	NO	YES	YES	NO	Face Fitted	NO	NO	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236080 + RH XR236081
17	Ground	NDG-14	YES	FD60S	NOT KNOWN	ULSADD	YES	NO	NO	YES	NO	NO	NO	YES	YES	NO	Face Fitted	NO	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236082 + RH XR236083
18	Ground	NDG-15	NO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		RP TO CONSIDER REPLACEMENT	NON-COMPLIANT	CERTIFIED	LH XR236084 + RH XR236085	
19	Ground	NDG-16	YES	FD60S	NOT KNOWN	ULSADD	YES	NO	NO	YES	YES	NO	NO	YES	YES	NO	Face Fitted	NO	NOT KNOWN	YES	YES	NOT KNOWN	YES	YES	YES	YES		NON-CERTIFIED	NON-COMPLIANT	NOMINAL	LH XR236086 + RH XR236087

DOOR 14	4 actions
FLOOR LEVEL:	Ground Floor
DOOR NO.	RH Door to Kitchen
 	
Photo 227	Photo 228
TYPE OF DOOR ASSEMBLY	4 actions
FIRE RESISTING?	YES
FRAME	
To suit FD30, FD60 or other fire resistance?	FD30
Softwood OR Hardwood >450kgs/m² (FD30)	YES
Nett frame zone dim (min 30mm) x o/a depth (>70mm)	YES
Frame Type: 3 sided including jambs and head featuring a lining + well-fitted stop or rebated integral/split frame?	YES
Frame flush with fire wall? (max 10mm protrusion; if >10mm h/wood >650kgs/m² only)?	YES
Architraves?	3/4
Properly fixed? NB. If an invasive inspection, check 450mm (BWF) or 600mm (BM TRADA) fixing centres 150mm in with no. 8 screws penetrating wall 50mm min.	YES
Damage free - fire performance integrity unlikely to be compromised?	YES
DOOR	4 actions
Manufacturer ID and/or Accreditation plug/Label/RFID Tag fitted and clearly visible in accordance with section 5 of BS 8214: 2016?	NO
Compliant with which QA Scheme: BM TRADA QMARK, Certifire/BWF F&A, IFC, BlueSky, Other?	NONE
Is construction of door known?	NO
Intended/Declared Fire Resisting rating WITH or WITHOUT Smoke Control?	WITH

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Intended/Declared Fire Resistance rating WITH Smoke Control?	FD30S
Are gap dimensions at threshold/bottom edge 3mm max or sealed by a flexible edge or automatic drop seal as per BS 8214: 2016 Section 12.3?	NO
	
Photo 229	
Are gap dimensions at threshold/bottom edge compliant with manufacturer's 3rd Party QA Scheme's Field of Application?	NO
To do: Assignee: Paul Shadbolt Certifire Defect Priority: Low Due: 27 Nov 2024 15:53 GMT Created by: Paul Shadbolt Certifire Defect	
Remedial:	
Competent Person to fit solid hardwood threshold to reduce unacceptably large gaps at bottom edges of doors.	
Gap dimension at threshold/bottom edge	>18mm/16.5mm
Are door leaf gaps at vertical edges and top between 2mm and 4mm and compliant with section 9.5.2 of BS 8214: 2016, with smoke seals touching edges of door/frame interface (ie, no light leakage)?	NO
To do: Assignee: Paul Shadbolt Certifire Defect Priority: Low Due: 27 Nov 2024 15:54 GMT Created by: Paul Shadbolt Certifire Defect	
Remedial:	
Competent Person to adjust hinges to correct gap gaps NB. Max 4mm vertical and top edges are permitted for non-smoke fire doors and 3mm for smoke doors.	
Configuration of door assembly	Single
Door gaps at hinge edge (H) - NB. All viewings from hinge side.	Compliant - does not exceed 4mm
Door gaps at top edge (T) - NB. All viewings from hinge side.	4.5mm/5mm
	
Photo 230	
Door gaps at leading edge (L) - NB. All viewings from hinge side.	5.5mm/6mm

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Photo 231		
Name of original manufacturer?	Not known	
Approx size? NB. Escape Route clear headroom 2m (88" frame) - section 5.16 of ADB 2010 refers.	1950mm x 900mm x 44mm	
ULSASD? / ULSADD? LSASD? / LSADD? DASD? / DADD? (NB. Unlatched/Latched; Single Acting/Double Acting; Single Door/Double Door)	LSASD	
Fits frame and faces and edges damage/warp/bow (<6mm) free end, if pairs, leaves are aligned?	YES	
Confirm door not damaged or modified and fire performance integrity unlikely to be compromised?	NO	
Causes: gaps in lower part of leading edge, redundant fire signage screw holes and closer holes which all require repair.		
  		
Photo 232	Photo 233	Photo 234
Can the damage be safely and properly repaired by a 3rd party certified Fire Door Maintenance company?	YES	
To do: Assignee: Paul Shadbolt Certifire Defect Priority: Low Due: 27 Nov 2024 15:59 GMT Created by: Paul Shadbolt Certifire Defect		
Remedial:		
Competent person to carry out Accepted Repair Technique (ART) eg, use solid hardwood (oak/maple) and use formaldehyde-based adhesive, or if evidence from the door manufacturer is available and supports its use, DLOs (Type D3) for repair to door damage highlighted in photographs.		
Are all components of the door assembly, inc, seals, closer, hinges and locks, regularly maintained in accordance with Article 17 of RR(F&S)O and section 13 of BS 8214: 2016?	UNABLE TO CHECK	
SEALS	1 action	
Does the door assembly feature seals?	YES	
Plain fire (P) or combined fire/smoke (S) flush fitted in edge and snug in groove as per section 12.1 and 12.3 of BS 8214: 2016?	S-10x4	
Location of seals?	Vertical and Top Edges of Door	

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All seals intact and damage free with none missing?	YES
If smoke control is required, are the brushes and/or fins free of paint and/or polish such that their performance is unlikely to be compromised?	YES
Does the door have a drop threshold seal installed in accordance with section 12.3 of BS 8214: 2016?	NO
Will the door assembly restrict the passage of smoke (as well as fire) to BS 476 part 31.1: 1983 or BS 1634 part 3: 2004?	NO
To do: Assignee: Paul Shadbolt Certifire Defect Priority: Low Due: 27 Nov 2024 15:59 GMT Created by: Paul Shadbolt Certifire Defect	
Remedial:	
Competent Person to supply and fit concealed drop threshold seal to bottom edge of door; seal must be compliant with BS 476:22 (fire) and S1.1 (smoke) or BS EN 1634-1 (fire) and BS EN 1634-3 (smoke) and fitted in accordance with the manufacturer's instructions.	
GLAZING	
Is door assembly glazed?	YES
Quantity per door leaf?	1 no.
Size?	760mm x 160mm
Markings (fire and safety) clearly visible eg, Type, supplier, BS EN 12600 rating (181 etc), UKCA/CE, (BS EN 14449/12150) in accordance with section 10 of BS 8214: 2016?	N/A
Causes: GWFP glass does not feature markings	
Securely fitted? NB. If an invasive inspection, check 150mm centres, beads: 22x15/22x20= 650kgs/m² density min (not ash/beech FD60) and pin fixings of suitable length and gauge at correct angle?	YES
Intumescent protection (eg, Pyrostrip, Interdors, other) clearly visible?	UNABLE TO CHECK
Glass and beads intact & damage free such that required performance is not compromised?	YES
CLOSER	
Does the door have a closer?	YES

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- Fire Test Certification

- Provenance and Traceability

- Operating Gaps

- Intumescent fire seals

- Door + Frame Integrity

- Smoke seals

- Glazing


Defects are described in detail with each one illustrated with a photograph.

Suggested remedial work is listed in cream highlighted paragraphs.

Compliant to BS 8214:2016?



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- | | |
|---|------------------------|
| <p>CE/UKCA Marked to BS EN 19357 (>3(HD) > 7(2000k gys) > 4(800kgs) <u>1</u> (D, C,D,E,F) 1 (SFY) 0-4 (Cr) 0/1 (Sec) >11 Grade)</p> | <p>YES</p> |
| <p>Quantity: 3 no. hinges minimum NB, if fire doors > 2300mm, 4 no. hinges are recommended.</p> | <p>YES</p> |
| <p>No.8 screws in place and Thermal Bridge compliant (12mm in FD30 + 18mm in FD607)</p> | <p>YES</p> |
| <p>If FD60+ or <u>regd</u> by <u>F&B</u>, has <u>necessary</u> intumescent gasket protection fitted behind hinges (<u>door/frame</u>) in accordance with section 11.1 of BS 8214: 2016?</p> | <p>UNABLE TO CHECK</p> |
| <p>Confirm that hinges are not leaking oil and exhibiting early signs of wear and tear?</p> | <p>YES</p> |
| <p>Are hinges still comfortably within their life cycle? <u>ie</u>, knuckles are still in line, there are no gaps between the knuckles and door has not dropped?</p> | <p>YES</p> |
| <p>LOCKS/LATCH</p> <p>Does the door have a Sashlock, Deadlock, Latch, Mixture or Other Form of Lock?</p> | <p>Sashlock</p> |
| <p>
Photo 237</p> <p>Does the door also have a surface mounted Rim Night Latch (<u>eg</u>, Yale, Era, Banham etc.)?</p> | <p>NO</p> |
| <p>Does the door form part of an escape route?</p> | <p>YES</p> |
| <p>Is Sashlock compliant with <u>CURRENT</u> Building Regulations? <u>ie</u>, easy to operate and no key required.</p> <p><small>Comment: doors on an escape route should ideally only require one hand movement not two as this door does.</small></p> | <p>YES</p> |
| <p>Does the door open towards <u>direction</u> of escape route?</p> | <p>NO</p> |
| <p>Is Sashlock CE/UKCA marked to BS EN 12209?</p> | <p>UNABLE TO CHECK</p> |
| <p>Does the Sashlock appear to be comfortably within its life cycle?</p> | <p>YES</p> |
| <p>Does Sashlock's bolt allow door to shut fully onto frame stop <u>ie</u>, does not rattle?</p> | <p>YES</p> |

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- | | | |
|---|--|-----------------|
| Are dimensions of Foreord /Strike Keep < 235mmx25mm / Body 165mmx 100mm max? | | |
| Does Sashlock's Foreord and Strike Keep feature necessary intumescent gasket protection in accordance with section 11.1 of BS 8214: 2016? | | UNABLE TO CHECK |
| Does Sashlock feature a cylinder? | | YES |
| Does cylinder comply with BS EN 1303 and has appropriate fire test evidence? | | UNABLE TO CHECK |
| ACCESS CONTROL | | |
| Confirm that the door assembly does NOT feature an Access Control device? | | YES |
| OPERATING FURNITURE | | |
| Does the door feature Operating Furniture? | | Lower Hardware |
| Complies with BS EN 1906 is operational and securely fitted? | | YES |
| FACE FITTED/FLUSH BOLTS and REBATE CO-ORDINATORS | | |
| Does the door feature face fitted / Flush Bolts or Rebate CO-ORDINATORS? | | NO |
| NON-ESSENTIAL | | |
| Does the door leaf feature metal kick plates / push plates? | | YES |
| In view of excessive heat transfer concerns, confirm that these do not comprise more than 20% of area of door if mechanically fitted or 30% if glue fitted? | | YES |
| OTHER IRON/MONEROY | | |
| Does the door feature a Letter Box, Security Viewer, Grille or (patented through) Door Knockers? | | NO |
| SIGNAGE | | |
| Does the fire door assembly require mandatory Blue Signage as per Building Regulations ADB C.11/C12? | | YES |
| Correct signage fitted? (1/5 door - Keep Locked 2/s if FB or Keep Shut 2/s if closer; Automatic Fire Door Keep Clear 2/s) | | |
| BS 5499 - 4 & BS EN 7010 (45mm dob + approx 1500 up + 50mm in) | | |

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- | SUPPORTING CONSTRUCTION | |
|--|----------------------------|
| Type of wall and rating? eg, Blockwork, Masonry, Stud Partition (Timber? or Metal Stud?) | Stud Partition (non-metal) |
| Frame Fixing Screw size no. 8/143.5mm with 50mm (FD15) minimum penetration into the surrounding wall? | UNABLE TO CHECK |
| Linear Seal tested to BS 476-20 & BS EN 1366-4, if smoke control required, to BS 476-31.1 and BS EN 1634-3, in accordance with section 9.4 of BS 8214: 2016? | UNABLE TO CHECK |
| Linear seal is continuous around perimeter of frame on both sides (no packers or mineral wool visible)? | UNABLE TO CHECK |
| Confirm frame does not feature a shadow gap detail at interface with wall? | YES |
| FINAL EXIT DOOR? | NO |
| STATUS | |
| Certified Fire Door Assembly? | NON-CERTIFIED |
| Fire Door Assembly without complete evidence/certification of fire performance? | YES |
| Inspection result BEFORE 3rd party certified remedial work or replacement of door leaf/door assembly by 3rd party certified manufacturer and installation by 3rd party certified installer? | FAIL |
| Potential Status at next inspection AFTER carrying out 3rd party certified remedials and instigating PPM regime or replacement of door leaf/door assembly by 3rd party certified manufacturer and installation by 3rd party certified installer? | NON-FAIL |
| FDIS Label Number? | XR2259-48 |

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- Defects are described in detail with each one illustrated with a photograph.*

Suggested remedial work is listed in cream highlighted paragraphs.

Compliant to BS 8214:2016?