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## ***Fire Door Inspection Report***

***Prepared by PocketSurvey***

***For Eon Housing***

**25 Luton Square Retail Park, Accrington, WA11 9QD**



**Overall Rating: 4 Star - 72% Compliant**

**Surveyed: 18th January 2019 by Main Surveyor**



Qualifying Fire Door Professionals

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# 1 INTRODUCTION

This report provides a record of the Fire Door Inspection Report at: **25 Luton Square Retail Park, Accrington, WA11 9QD** for **Eon Housing**. It was surveyed by **Main Surveyor** of **PocketSurvey** on the **18th January 2019**.

**The Client** Eon Housing

**Instruction** This Fire Door Inspection Report was undertaken in accordance with an instruction received from Eon Housing.

**The Property** 25 Luton Square Retail Park, Accrington, WA11 9QD

**The Surveyor** Main Surveyor of PocketSurvey

**Survey Date** 18th January 2019

## Scope and Purpose of the Fire Door Inspection Report

**Scope**  
All accessible doors in the building.

**Purpose**  
To assist in the development of a strategy and action plan for fire door assessment inspection.

## Limitations of the Fire Door Assessment

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

## Prioritisation of Recommendations and Remedial Works

To assist in the development of a strategy and action plan for addressing recommendations in the fire door assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating:

**Urgent:** Immediate action required to prevent risk to the health and safety of relevant persons.

**Essential:** Planned action to improve fire safety within the premises.

**Desirable:** Features that comply with current regulations but which the responsible person may consider upgrading.

## 2 ASSESSMENT OVERVIEW

### SURVEY DETAILS

**Survey Description**

### BUILDING DETAILS

**Building Type**

**Building Form**

**Building Construction**

**Floors**






**Stairs**

**Gross Internal Area**












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### 3 RECOMMENDED ACTIONS


The following is a summary of the recommended actions to rectify the defects noted within the scope of the inspection.

Item	Actions	Ref	Compliance	Photo
Fire door physically un-damaged. <i>Ground Floor &gt; Foyer</i>	* Arrange for fire door repairs.	D001	Non Compliant Essential	<a href="#">(Photo 3)</a> 
Sufficient and adequate hinges. <i>Ground Floor &gt; Foyer</i>	* Add intumescent packers behind hinges.	D001	Non Compliant Essential	<a href="#">(Photo 4)</a> 
Door closer fitted and working.	* Replace with a certified closer.	D001	Non Compliant Essential	<a href="#">(Photo 5)</a> 
Fire rated glass to fire door has all beading on both sides. <i>Ground Floor &gt; Foyer</i>	* Repair beading to glass to ensure a secure fit.	D001	Non Compliant Desirable	<a href="#">(Photo 1)</a> 
Fire door physically un-damaged. <i>First Floor &gt; R101</i>	* Arrange for fire door replacement.	D002	Non Compliant Urgent	<a href="#">(Photo 3)</a> 

## 4 [D001] Ground Floor > Foyer

Item	Response	Recommended Actions	Photo
Fire door physically un-damaged.	<b>Non Compliant</b> <i>Here are some supplementary comments about the item.</i>	* Arrange for fire door repairs. <i>Essential</i>	<a href="#">(Photo 3)</a> 
Fire rated glass to fire door has all beading on both sides.	<b>Non Compliant</b> <i>Here are some supplementary comments about the item.</i>	* Repair beading to glass to ensure a secure fit. <i>Desirable</i>	<a href="#">(Photo 1)</a> 
Sufficient and adequate hinges.	<b>Non Compliant</b> <i>Here are some supplementary comments about the item.</i>	* Add intumescent packers behind hinges. <i>Essential</i>	<a href="#">(Photo 4)</a> 
Door closer fitted and working.	<b>Non Compliant</b> <i>Here are some supplementary comments about the item.</i>	* Replace with a certified closer. <i>Essential</i>	<a href="#">(Photo 5)</a> 
Frame to fire door secure.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 6)</a> 
Door closes without grounding on floor.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 7)</a> 
Door closes into keep within 25 seconds.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 1)</a> 
Fire resisting doors should be free of air vents.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 8)</a> 
Correct signs should be fitted on all but bedroom doors.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 9)</a> 
Intumescent seals fitted correctly to door or frame.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 10)</a> 
Door should fit within frame with gap between 3-5mm.	<b>Compliant</b> <i>Here are some supplementary comments about the item.</i>	No action required	<a href="#">(Photo 1)</a> 

## 5 [D002] First Floor > R101

Item	Response	Recommended Actions	Photo
Fire door physically un-damaged.	<p><b>Non Compliant</b></p> <p><i>Here are some supplementary comments about the item.</i></p>	<p>* Arrange for fire door replacement.</p> <p><b>Urgent</b></p>	<p><a href="#">(Photo 3)</a></p> 

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## 6 DECLARATION

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

Surveyed By

Main Surveyor

Signature

*This is a  
Signature*

For PocketSurvey



Date

18th January 2019

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## 7 EXCLUDED AREAS

<b>Basement</b>	<a href="#">(Photo 2)</a>	
No access <i>Here are some supplementary comments about the item.</i>	 A close-up photograph of a door handle and lock mechanism on a light-colored door. The handle is a large, round, metallic knob, and the lock is a smaller, circular metal piece above it. The text "Sample Photo" is overlaid diagonally across the image.	<b>7.1</b>
<b>Fifth Floor &gt; Disabled Toilet</b>	<a href="#">(Photo 2)</a>	
Locked door <i>Here are some supplementary comments about the item.</i>	 A close-up photograph of a door handle and lock mechanism on a light-colored door. The handle is a large, round, metallic knob, and the lock is a smaller, circular metal piece above it. The text "Sample Photo" is overlaid diagonally across the image.	<b>7.2</b>

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## APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)



[Photo 8](#)



[Photo 9](#)



[Photo 10](#)

