

Fire Door Survey Report

door by door, in plain English.

About this sample. This is a real survey of a multi-use community building, anonymised for publication: the site name, location, floor plan and photographs have been removed, and pricing has been redacted. The findings, measurements and recommendations are exactly as recorded on the day. Your report arrives with a photograph of every door and a priced remediation schedule.

The building at a glance

33 doorway records were taken across the ground floor, first floor and external elevations. Each was checked against the standard schedule: gaps and seals, self-closing device, hinges, certification and labelling, leaf and frame condition, glazing and signage.

17

recommended for
replacement

8

can be renovated —
compliant without
replacement

5

identified as non-fire
doors, outside scope

3

need a further visit
before a
recommendation

RATINGS

What "Nominal FD30*" means

None of the doors surveyed carried certification or labelling, which is common in older community buildings. Where construction supports it — for example a 44 mm leaf — the door is assessed as **nominal FD30 by professional judgement**, and the report says so explicitly rather than presenting it as certified. Where a door cannot be assessed as a fire door at all, it is listed as outside scope.

Where it is safe and compliant to do so, our recommendation is to renovate before replacing. 8 of the 25 assessed fire doors in this survey could be brought to compliance without replacement — the priced schedule (redacted in this sample) itemises both routes so the client can see exactly what each door costs.

HONESTY IN THE RECORD

When we can't see enough, we say so

Three first-floor doors could only be inspected from one side on the day. Rather than guess, the report records them as needing a further visit — no recommendation is made until the inspection is complete.

Door-by-door findings (1 of 4)

Door	Floor	Type	Rating	Certificate	W×H×T (mm)	Recommendation	Condition notes	Photo
Door 1-02	Ground	Double · push bar	Nominal FD30*	None found	820×2045×44	Replace	Damage: 30mm wear on bottom rail of active leaf — Closer: "Briton" - Doesn't close door from any angle	 redacted
Door 3-04	Ground	Double · push bar	Nominal FD30*	None found	820×1981×44	Replace	Damage: Missing flush plate - beyond repair — Closer: "Newham Tonks" - active door sticks to floor	 redacted
Door 5	Ground	Single	Nominal FD30*	None found	610×1981×44	Replace	Reason: Excess trimming and light weight construction — Damage: Missing lock	 redacted
Door 6	Ground	Single	Not assessed	—	755×1981×44	Replace	Not currently a fire door — replacement with a fire-rated doorset recommended.	 redacted
Door 7	Ground	Single	—	n/a	—	Not a fire door	Identified as a non-fire door — outside the scope of remediation.	 redacted
Door 8	Ground	Single	—	n/a	—	Not a fire door	Identified as a non-fire door — outside the scope of remediation.	 redacted
Door 9-10	Ground	Double · push bar	Nominal FD30*	None found	755×1981×44	Replace	Reason: Frame not fit for purpose - OSB header — Damage: Standard wear and tear for age — Closer: "Newham Tonks" - one missing — Further: Needs frame	 redacted
Door 11	Ground	Single · push bar	Nominal FD30*	None found	760×1981×44	Replace	Reason: Glazed with wrong glass and no intumescents — Damage: Standard wear and tear for age — Closer: "Newham Tonks" - Works fine	 redacted
Door 12	Ground	Single	—	n/a	—	Not a fire door	Identified as a non-fire door — outside the scope of remediation.	 redacted

Door-by-door findings (2 of 4)

Door	Floor	Type	Rating	Certificate	W×H×T (mm)	Recommendation	Condition notes	Photo
Door 13-14	Ground	Double	Nominal FD30*	None found	760×1981×44	Replace	Reason: Excess damage/wrong glazing/frame as 9+10 — Damage: Missing flush bolt — Closer: "Newham Tonks" - Need adjusting — Further: Needs frame	 redacted
Door 15	Ground	Single	—	n/a	—	Not a fire door	Identified as a non-fire door — outside the scope of remediation.	 redacted
Door 16	Ground	Single	—	n/a	—	Not a fire door	Identified as a non-fire door — outside the scope of remediation.	 redacted
Door 17-18	Ground	Double · push bar	Nominal FD30*	None found	840×2045×44	Replace	Reason: Glazed with wrong glass and no intumescents — Damage: Threshold worn considerably — Closer: "Briton 2003" Needs adjusting — Further: Held open with hook for ventilation	 redacted
Door 19-20	Ground	Double · push bar	Nominal FD30*	None found	840×2045×44	Replace	Reason: Glazed with wrong glass and no intumescents — Damage: Threshold worn considerably — Closer: "Briton 2003" Needs adjusting — Further: Held open with hook for ventilation	 redacted
Door 21	Ground	Single	Nominal FD30*	None found	760×1981×44	Replace	Reason: Glazed with wrong glass and no intumescents — Closer: "Newham Tonks" - Works fine	 redacted
Door 22-23	Ground	Double · push bar	Nominal FD30*	None found	820×2045×44	Replace	Reason: Glazed with wrong glass and no intumescents — Damage: Standard wear and tear for age — Closer: "Briton 2003" closer	 redacted
Door 24	Ground	Single	Nominal FD30*	None found	820×2045×44	Replace	Reason: Glazed with wrong glass and no intumescents — Damage: Standard wear and tear for age — Closer: "Briton 2003" Needs adjusting	 redacted
Door 25	Ground	Single	Nominal FD30*	None found	820×2045×44	Renovate	Reason: Could only get to one side, No Glazing though	 redacted

Door-by-door findings (3 of 4)

Door	Floor	Type	Rating	Certificate	W×H×T (mm)	Recommendation	Condition notes	Photo
Door 26-27	Ground	Double · push bar	Nominal FD30*	None found	840×2045×44	Replace	Reason: If they wernt glazed we could remediate — Closer: "Briton 2003" Needs adjusting — Further: Held open with hook for ventilation	 redacted
Door 28-29	Ground	Double	Nominal FD30*	None found	760×1981×44	Replace	Reason: Inset handles compromise core of door — Damage: Standard wear and tear for age — Closer: "Newham Tonks" - Needs adjusting	 redacted
Door 30-31	Ground	Double · push bar	Nominal FD30*	None found	760×1981×44	Replace	Reason: Too damaged - Frame as 9+10 — Damage: Bad damage to both leaves — Closer: "Newham Tonks" - not working — Further: Needs frame	 redacted
Door 32	Ground	Single	Nominal FD30*	None found	760×1981×44	Replace	Reason: Replace ironmongery with fire reated components — Closer: "Newham Tonks" - Needs adjusting	 redacted
Door 33-34	Ground	Double · push bar	Nominal FD30*	None found	760×1981×44	Replace	Reason: Badly worn and not fit for purpose — Damage: Wood worm present on inactive leaf — Closer: "Newham Tonks" - not working	 redacted
Door 35	Ground	Single	Nominal FD30*	None found	760×1981×44	Renovate	Reason: Leads onto fire exit — Closer: "Newham Tonks" - Needs adjusting	 redacted
Door 36	Ground	Single	Nominal FD30*	None found	760×1981×44	Renovate	Reason: Replace ironmongery with fire reated components — Closer: "Newham Tonks" - Needs adjusting	 redacted
Door 37	Ground	Single	Nominal FD30*	None found	760×1981×44	Renovate	Reason: Replace ironmongery with fire reated components — Closer: "Newham Tonks" - Needs adjusting	 redacted
Door 38	Ground	Single	Nominal FD30*	None found	760×1981×44	Renovate	Reason: Replace ironmongery with fire reated components — Closer: "Newham Tonks" - Needs adjusting	 redacted

Door-by-door findings (4 of 4)

Door	Floor	Type	Rating	Certificate	W×H×T (mm)	Recommendation	Condition notes	Photo
Door Hatch	Ground	Double	Nominal FD30*	None found	480×1100×33	Renovate	Reason: Replace ironmongery with fire rated components	 redacted
Door FF1	First	Double	Nominal FD30*	None found	1645×2045×44	Further visit	Access to one side only on the day — a further visit is needed before a recommendation is made.	 redacted
Door FF2	First	Double	Nominal FD30*	None found	1645×2045×44	Further visit	Access to one side only on the day — a further visit is needed before a recommendation is made.	 redacted
Door FF3	First	Single	Nominal FD30*	None found	1120×2045×44	Further visit	Access to one side only on the day — a further visit is needed before a recommendation is made.	 redacted
Door EX1-02	External	Double	Nominal FD30*	None found	830×2045×44	Renovate	Renovate — replace ironmongery with fire-rated components; final scope to be confirmed on a further visit (not yet priced).	 redacted
Door EX3	External	Single	Nominal FD30*	None found	1120×2025×44	Renovate	Renovate — replace ironmongery with fire-rated components; final scope to be confirmed on a further visit (not yet priced).	 redacted

WHAT THE FULL REPORT ADDS

- A photograph of every door inspected (redacted here for the client's privacy).
- A priced remediation schedule — renovate and replace routes itemised per door (redacted in this sample).
- Digital records and a same-day digital certificate.

To book a survey for your building: **07943 815486** · info@allthingsfiredoors.com