



Gemini

Building • Refurbishment • Maintenance • Interior Design

Fire Door Inspection Report

Conducted for

Compton Property Management Ltd

At

The Linx Building

10 Naples Street & 25 Simpson Street

Manchester

M4 4AS

Prepared by Gary Fenn of Gemini Building Contractors

Conducted between 27th February -1st March 2025

Gemini Building Contractors Ltd T/A "Gemini Building Contractors"

Registered No: 04608946 (Registered in England and Wales) Registered Office: 1 Kings Avenue, London N21 3NA



Disclaimer

The assessor confirms that the inspection to the door numbers referred to in the attached schedule has been completed, inspected, tested, maintained and surveyed, where applicable, to Article 17 of the Regulatory Reform (Fire Safety Order) 2005.

The assessor certified that the fire door sets identified on the attached schedule have been inspected and labelled as required by the appropriate regulatory authorities in accordance with Regulatory reform (Fire Safety order) 2005.

Inspectors Notes

All of the doors inspected, both flat entrance and communal doors have failed, without exception. The main causes for failure are the irregular perimeter gaps between the doors and the frames and the absence of intumescent hinge and lock keep pads. These doors should be adjusted and the correct intumescent barriers installed. Some of the door sets are beyond repair and require a complete replacement.

A large amount of the individual flat doors has loose lock sets, which need to be securely refixed and most of the doors have damaged to the leading edge of the door, caused by the internal security door chain. A heat-resistant filler and fire-resistant paint can be use as a cost-effective way of repair. We would also recommend the removal of the security chain to prevent a reoccurrence of the damage.

Access to the fire riser cupboards was unavailable during the times of our site attendance however, based on a visual inspection of the external face of the doors sets, all of these doors without exception have failed! From what we could ascertain all of the door sets would need to be replaced to achieve compliancy.

Four of the individual flats have a glazed metal frame and door incorporated as the main entrance to the dwelling, which was not a fire rated installation. It was noted that the internal doors were installed as an FR30 installation and were meant to act as the primary protection to the external walkways in the event of an escape situation. The internal doors to these flats were not included in our survey.

The overhead door closers to the following doors have passed, purely due the fact that they are closing the doors to a latched shut position however, it is strongly recommended that the closers are adjusted to slow the closing operation down, in order to prevent the heavy impact of the door against the frame and the eventual damaged that this will inevitable cause: 004, 116, 008, 011, 101, 109, 116, 202, 208, 313, 316, 401, 402, 404, 405, 407, 408, 409, 410, 411, 501, 503, 507,603,604, 3rd floor staircase and the 4th floor staircase.

The doors where access was not provided by the occupants or leaseholders during the times of our attendance have to be categorised as failed. It is imperative that these doors are surveyed and reported upon by a qualified surveyor to reconfirm their condition of compliancy.

It was noted during our attendance that some of door/frame installations (highlighted within our report) have had attempted remedial repairs carried out, said repairs are non-compliant I.E. intumescent hinge pads that have been glued to the face of the hinges and the installation of non-combined smoke and intumescent strips. It is imperative that any specified remedial works are carried out by qualified contractor who can certificate the completed remedial works as fully compliant.

Without exception all of the cupboard doors, adjacent to the lifts are non-compliant installations.

Doors Overview - Level 0														
Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
South Block, Basement door to C/Park														
	825 x 2010 x 44	FD60	Wood	Wood	S/Glazed	Basement	P	N/A	F	P	P	F	F	P
South Block, Basement Level														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	Basement	P	N/A	P	P	P	F	P	P
South Block, Basement door leading to C/Park														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	Basement	P	N/A	F	P	P	P	F	P
South Block Stair Case Ground Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	Ground Floor	F	N/A	F	F	P	P	F	P
Stair Case Ground Floor														
	825 x 2040 x 55	FD60	Wood	Wood	S/Glazed	Ground Floor	F	N/A	F	F	P	P	F	P
Communal Door Ground Floor														
	844 x 2030 x 55	FD60	Wood	Wood	S/Glazed	Ground Floor	F	N/A	F	F	P	P	F	P
Communal Door Ground Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	Ground Floor	P	N/A	F	P	P	P	P	P
001	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	F	P	NA	P	F	P
002	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	P	NA	P	F	P
003	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	F	P	F	F	NA	P	F	P
004	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	F	P	NA	P	F	P
005	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	F	F	F	P	NA	P	F	P
006	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	F	F	F	P	NA	F	F	P
007	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	P	NA	P	F	P
008	815 x 2015 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	F	P	NA	P	F	P
009	825 x 2010 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	F	NA	P	P	P
010	825 x 2010 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	F	P	NA	P	F	P
011	825 x 2010 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	P	NA	P	F	P
012	825 x 2010 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	F	F	NA	F	P	P
013	815 x 2018 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	P	NA	P	F	P
014	Not Available													
015	820 x 2010 x 44	FD30	Wood	Wood	Single	Ground Floor	P	F	F	P	NA	P	F	P
016	815 x 2050 x 44	FD30	Wood	Wood	Single	Ground Floor	P	P	P	P	NA	F	F	P

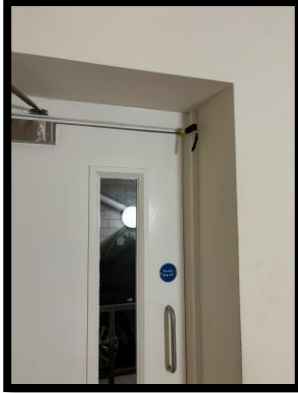
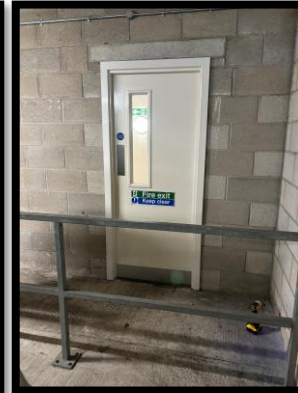
Level 0 – Photos



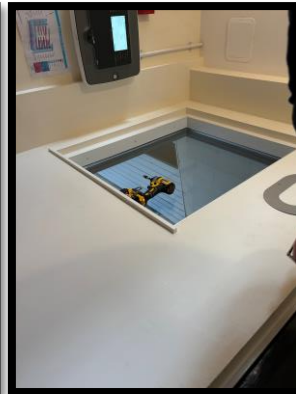
Electrical Cupboard Door



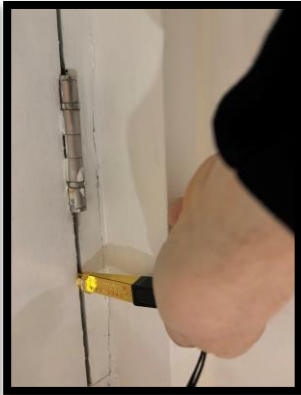
Fire Exit Doors 001 - 008



Fire Exit Doors 009 - 016



Flat 001



Flat 003



Flat 004



Flat 005



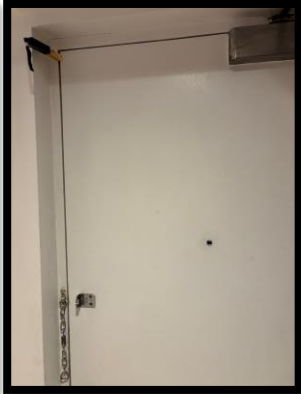
Flat 006



Flat 007



Flat 008



Flat 009



Flat 010



Flat 011



Flat 012



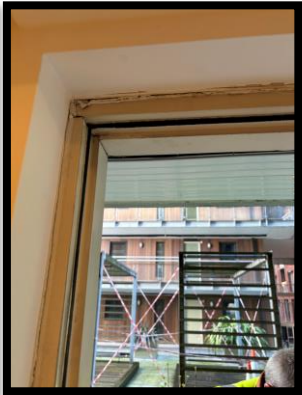
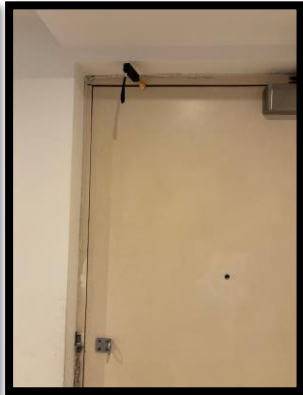
Flat 013



Flat 015



Flat 016



Notes

Door No:

Car Park Communal Door	HINGES – Leaking Oil. LOCKSET – N/A. SEALS – N/A. CLOSER – Not securely fixed. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease and Adjust 6mm gaps. Damage to top edge. STRUCTURE - No Faults. DOOR FAILED
South Block, Basement door to C/Park	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Intumescent strip missing by hinges. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Stops to be replaced. DOOR – Ease and Adjust. STRUCTURE - No Faults. DOOR FAILED
South Block, Basement Level	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Stops to be fitted correctly. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
South Block, Basement door leading to C/Park	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Stops to be fitted correctly. DOOR – Gaps. STRUCTURE - No Faults. DOOR FAILED
South Block Stair Case Ground Floor	HINGES – Screws missing. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – Cover missing. SIGNAGE – No Faults. FRAME – No Faults. DOOR – Ease and Adjust. STRUCTURE - No Faults. DOOR FAILED
Stair Case Ground Floor	HINGES – Screws missing. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Soft wood stops poorly fitted. DOOR – Ease and Adjust 6mm gap to leading edge. Lipping required to leading edge. STRUCTURE - No Faults. DOOR FAILED
Communal Door Ground Floor	HINGES – Leaking Oil. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – Not securely fixed. SIGNAGE – No Faults. FRAME – No Faults. DOOR – Ease and Adjust 6mm gaps. Damage to top edge. STRUCTURE - No Faults. DOOR FAILED
Communal Door Ground Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED

Notes

Door No:

001	HINGES – No Faults. LOCKSET – No Faults. SEALS - No hinge or lock pads missing. CLOSER - No faults. SIGNAGE - N/A. FRAME - Ease & Adjust. DOOR - Damage to leading edge. Ease and adjust. STRUCTURE – No Faults. DOOR FAILED
002	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and Lock pads missing. CLOSER - No faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap and damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
003	HINGES – Screws missing. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. Intumescent strip missing. CLOSER – Cover missing. SIGNAGE - N/A. FRAME – No Faults. DOOR - Damage to leading edge. STRUCTURE – No Faults. DOOR FAILED
004	HINGES – No Faults. LOCKSET – No Faults. SEALS - Hinge and lock keep pads missing. No intumescent strip. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR - Ease and adjust. STRUCTURE – No Faults. DOOR FAILED
005	HINGES – Screws missing. LOCKSET – Poorly fitted. SEALS - Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR - Ease and adjust. Excessive damage to leading edge. Lipping needed. STRUCTURE – No Faults. DOOR FAILED
006	HINGES – Screws missing. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. Intumescent strip missing. Seal to door frame missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Cracked frame. DOOR - Ease and adjust. Gap of 7mm. STRUCTURE – No Faults. DOOR FAILED
007	HINGES - No Faults. LOCKSET – Loose handles. SEALS – Hinge and lock pads missing. CLOSER - No faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & adjust 7mm gap and damage to leading edge. STRUCTURE – No Faults. DOOR FAILED
008	HINGES - No Faults. LOCKSET – No Faults. SEALS – lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Splits to frame. Hinges and keep overcut. DOOR – Ease & Adjust 7mm gap. Damage to leading edge can be made good. STRUCTURE - No Faults. DOOR FAILED
009	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – Ease & Adjust. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap. STRUCTURE - No Faults. DOOR FAILED
010	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No faults. DOOR – Ease & Adjust 6mm gap. STRUCTURE - No Faults. DOOR FAILED
011	HINGES - No Faults. LOCKSET - Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No faults. DOOR – Ease & Adjust. STRUCTURE - No Faults. DOOR FAILED
012	HINGES - No Faults. LOCKSET – No faults. SEALS – Hinge and lock pads missing. CLOSER – No cover. SIGNAGE - N/A. FRAME – Damage to outer rebate. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
013	HINGES – No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. CLOSER – No faults. SIGNAGE - N/A. FRAME – No Faults. DOOR - Damage to leading edge and gap need lipping. STRUCTURE - No Faults. DOOR FAILED
014	Not Available.
015	HINGES - No Faults. LOCKSET – Loose handles. SEALS – Hinge and lock pads missing. CLOSER - No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. Damage to leading edge with 6mm gap. STRUCTURE – No faults. DOOR FAILED
016	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Head of frame loose. DOOR – Ease & Adjust. STRUCTURE - No Faults. DOOR FAILED

Doors Overview - Level 1

Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
South Block Stair Case 1st Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	1st Floor	P	N/A	F	P	P	F	F	P
Communal Door 1st Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	1st Floor	P	N/A	F	F	P	F	F	P
101	825 x 2015 x 44	FD30	Wood	Wood	Single	1st Floor	P	F	F	P	NA	F	F	P
102	825 x 2015 x 44	FD30	Wood	Wood	Single	1st Floor	P	F	F	P	NA	P	F	P
103	825 x 2015 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	F	F	P
104	Not Available													
105	825 x 2025 x 44	FD30	Wood	Wood	Single	1st Floor	P	F	F	P	NA	F	F	P
106	Not Available													
107	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	F	F	P
108	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	F	F	P
109	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
110	825 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
111	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
112	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	F	F	P	NA	P	F	P
113	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
114	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
115	825 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	F	P
116	820 x 2010 x 44	FD30	Wood	Wood	Single	1st Floor	P	P	F	P	NA	P	P	P

Level 1 – Photos

Fire Exit Doors 101-108



Fire Exit Doors 109-116



Flat 101



Flat 102



Flat 103



Flat 105



Flat 107



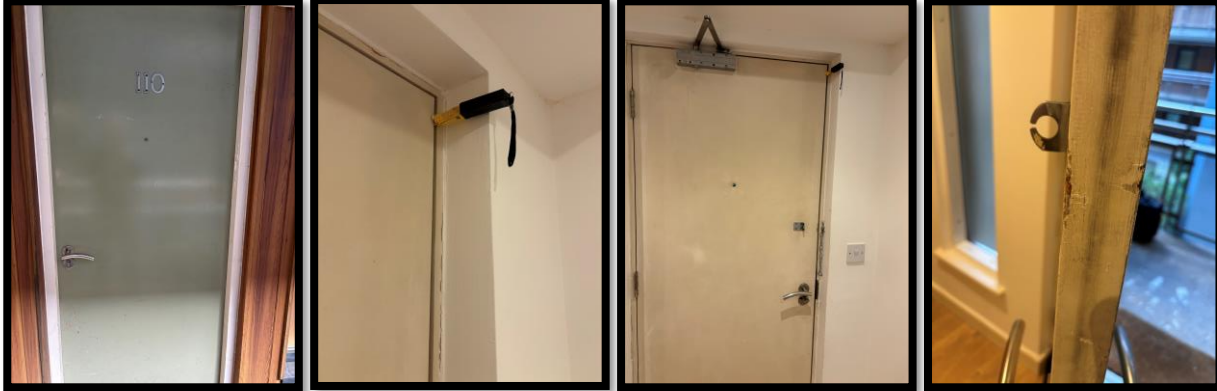
Flat 108



Flat 109



Flat 110



Flat 111



Flat 112



Flat 113



Flat 114



Flat 115



Notes

Door No:

South Block Stair Case 1st Floor	HINGES – N/A. LOCKSET – N/A. SEALS – N/A. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Soft wood stops just pinned. DOOR – Ease and Adjust. STRUCTURE - No Faults. DOOR FAILED
Communal Door 1st Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – Needs to be securely fixed. SIGNAGE – No Faults. FRAME – Stops need to be replaced. DOOR – Ease and Adjust 6mm gaps. STRUCTURE - No Faults. DOOR FAILED
101	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. Damaged to Intumescent strip. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Cracks to frame can be repaired. DOOR – Ease & Adjust. 6.5mm to top edge. STRUCTURE - No Faults. DOOR FAILED
102	HINGES – No Faults. LOCKSET – Loose Handles. SEALS - Hinge and lock pads missing. Intumescent strip Missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR - Ease & Adjust. Damage to leading edge with 5mm gap. Can be made good. STRUCTURE - No Faults. DOOR FAILED
103	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER - No Faults. SIGNAGE - N/A. FRAME – Split to top edge inner frame. Can be made good. DOOR – Ease & Adjust 7mm gap. Damage to leading edge. Can be repaired. STRUCTURE - No Faults. DOOR FAILED
104	No Available.
105	HINGES - No Faults. LOCKSET – Loose Handles. SEALS - Hinge and lock pads missing. Intumescent strip cut short. CLOSER - No Faults. SIGNAGE - N/A. FRAME – Split to frame. DOOR – Ease & Adjust 7mm gap. Damage to leading edge. Gap needs lipping. STRUCTURE - No Faults. DOOR FAILED
106	Not Available.
107	HINGES – No Faults. LOCKSET – No Faults. SEALS - Lock pad missing. Intumescent strip missing on top leading edge. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Gaps to top joints. DOOR – Ease & Adjust 6mm gaps on leading edge. Can be repaired. STRUCTURE - No Faults. DOOR FAILED
108	HINGES – No Faults. LOCKSET – No Faults. SEALS - Lock pad missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Splits to frame. Hinges and keep over cut. DOOR – Ease & Adjust 7mm gap. Damage to leading edge. Can be repaired. STRUCTURE - No Faults. DOOR FAILED
109	HINGES – No Faults. LOCKSET – Loose handles. SEALS – Hinge and Lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR –Ease and Adjust 6mm gap. STRUCTURE - No Faults. DOOR FAILED
110	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap to leading edge. Damage to leading edge. Can be repaired. Requires lipping to leading edge. STRUCTURE - No Faults. DOOR FAILED
111	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 8mm gap to leading edge. Damage to leading edge of door. Door requires lipping on leading edge. STRUCTURE - No Faults. DOOR FAILED
112	HINGES - No Faults. LOCKSET – Loose handles and no cover on mortise lock. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gaps. STRUCTURE - No Faults. DOOR FAILED
113	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Damage to top edge of door (RHS) and bottom of door. STRUCTURE - No Faults. DOOR FAILED
114	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 5mm gap. STRUCTURE - No Faults. DOOR FAILED
115	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 5mm gap. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
116	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR –No Faults. STRUCTURE - No Faults. DOOR FAILED

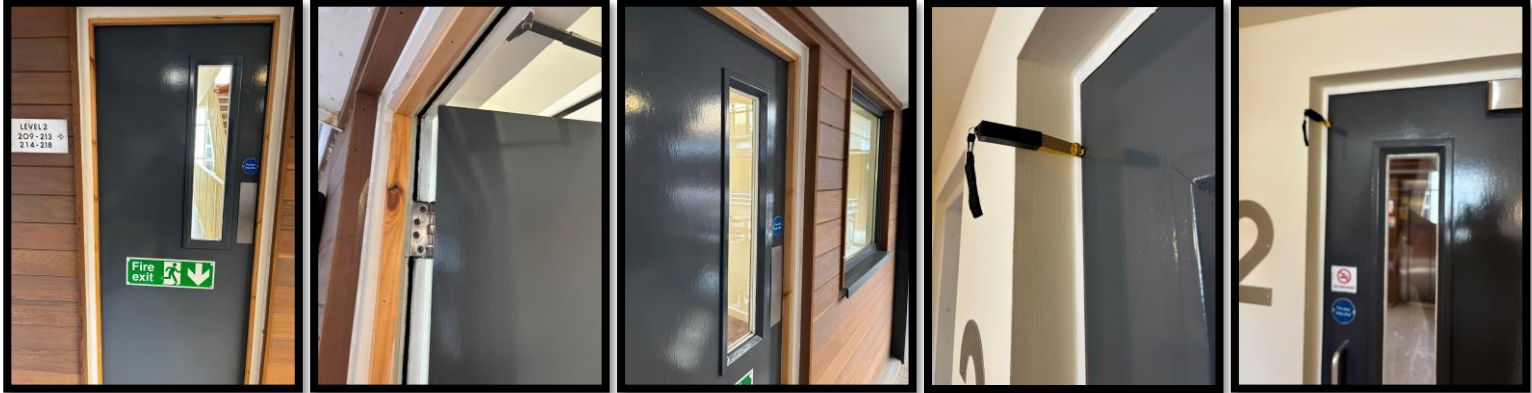
Doors Overview - Level 2														
Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
South Block Stair Case 2nd Floor														
	825 x 2101 x 55	FD60	Wood	Wood	S/Glazed	2nd Floor	P	N/A	F	P	P	F	F	P
Communal Door 2nd Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	2nd Floor	P	N/A	F	P	P	F	F	P
201	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	F	F	P	NA	P	F	P
202	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	P	F	P
203	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	F	F	F	NA	P	F	P
204	Not Available													
205	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	P	F	P
206	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	F	F	P
207	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	F	NA	P	P	P
208	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	F	F	P
209	825 x 2020 x 44	FD30	Metal	Metal	Single	2nd Floor	P	P	P	P	NA	P	P	P
210	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	P	F	P
211	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	P	P	NA	P	F	P
212	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	F	NA	P	F	P
213	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	P	F	P
214	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	P	F	P
215	825 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	P	F	P	NA	F	F	P
216	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	F	F	P	NA	P	F	P
217	820 x 2010 x 44	FD30	Wood	Wood	Single	2nd Floor	P	F	F	P	NA	P	P	P
218	820 x 2010 x 44	FD30	Metal	Metal	S/Glazed	2nd Floor	P	P	N/A	N/A	NA	P	P	P

Level 2 – Photos

Fire Exit Doors 201-208



Fire Exit Doors 209-218



Flat 201



Flat 202



Flat 203



Flat 205



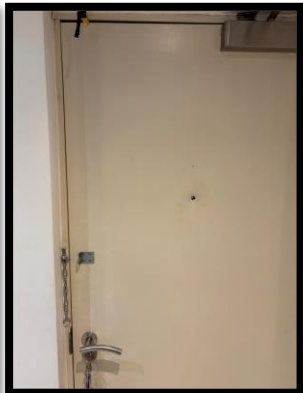
Flat 206



Flat 207



Flat 208



Flat 209



Flat 210



Flat 211



Flat 212



Flat 213



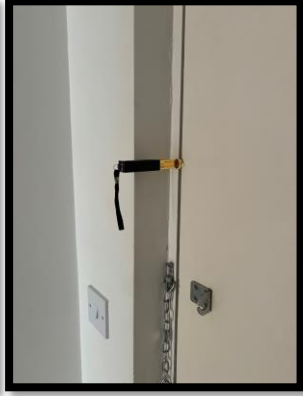
Flat 214



Flat 215



Flat 216



Flat 217



Flat 218



Notes

Door No:

South Block Stair Case 2nd Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Soft wood stops just pinned. DOOR – Gaps require lipping. STRUCTURE - No Faults. DOOR FAILED
Communal Door 1st Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – Needs to be securely fixed. SIGNAGE – No Faults. FRAME – Stops need to be replaced. DOOR – Ease and Adjust 6mm gaps. STRUCTURE - No Faults. DOOR FAILED
201	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. Loose Intumescent strip. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. Lipping to top edge required. Damage to bottom edge of door. STRUCTURE - No Faults. DOOR FAILED
202	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap. STRUCTURE - No Faults. DOOR FAILED
203	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. Intumescent strip missing. CLOSER – Closer arm has been disconnected. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease and Adjust. Lipping to leading edge. STRUCTURE – No Faults. DOOR FAILED
204	Not Available.
205	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. STRUCTURE - No Faults. DOOR FAILED
206	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Loose due to closer needs securing. Cracks in the frame can be made good. DOOR – Ease & Adjust 6mm gap. Lipping on leading edge. STRUCTURE - No Faults. DOOR FAILED
207	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. Damage to intumescent strip CLOSER – Arm part disconnected. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
208	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Open joint to frame. DOOR – Ease & Adjust 8mm to top edge. STRUCTURE - No Faults. DOOR FAILED
209	HINGES - No Faults. LOCKSET – No Faults. SEALS – No Faults. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR PASSED
210	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap on leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
211	HINGES - No Faults. LOCKSET – No Faults. SEALS – No Faults. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap on leading edge. STRUCTURE - No Faults. DOOR FAILED
212	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – Arms Missing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap to leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
213	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Lipping required to top and bottom of leading edges. STRUCTURE - No Faults. DOOR FAILED
214	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease and adjust. Lipping to be added to top and leading edge. 10mm gap to top. STRUCTURE - No Faults. DOOR FAILED
215	HINGES - No Faults. LOCKSET – No Faults. SEALS – Intumescent strip cut short to lock keep. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Lock keep overcut. DOOR – Ease & Adjust 8mm. STRUCTURE - No Faults. DOOR FAILED
216	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gaps. STRUCTURE - No Faults. DOOR FAILED
217	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
218	HINGES - No Faults. LOCKSET – No Faults. SEALS - No Faults. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR PASSED

Doors Overview - Level 3														
Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
South Block Stair Case 3rd floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	3rd Floor	P	N/A	F	P	P	F	F	P
Communal Door 3rd Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	3rd Floor	P	N/A	F	P	P	P	F	P
301	840 x 2030 x 44	FD30	Wood	Wood	Single	3rd floor	F	F	F	P	NA	F	F	P
302	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	P	F	P	NA	P	F	P
303	Not Available													
304	836 x 2030 x 44	FD30	Wood	Wood	Single	3rd floor	P	F	F	P	NA	P	F	P
305	Not Available													
306	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	P	F	P	NA	F	F	P
307	857 x 2030 x 44	FD30	Wood	Wood	Single	3rd floor	P	F	F	F	NA	P	F	P
308	820 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	P	F	F	NA	P	F	P
309	Not Available													
310	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	P	F	F	NA	P	F	P
311	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	P	F	F	NA	P	F	P
312	Not Available													
313	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	F	F	P	NA	P	F	P
314	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	F	F	P	NA	P	F	P
315	Not Available													
316	825 x 2010 x 44	FD30	Wood	Wood	Single	3rd floor	P	F	F	P	NA	P	F	P

Level 3 – Photos

Fire Exit Doors 301-308



Fire Exit Doors 309-316



Flat 301



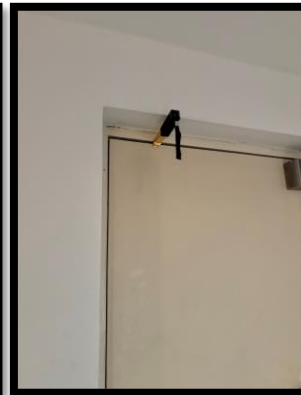
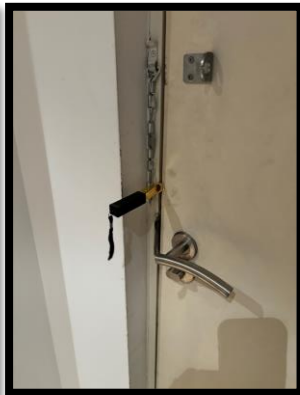
Flat 302



Flat 304



Flat 306



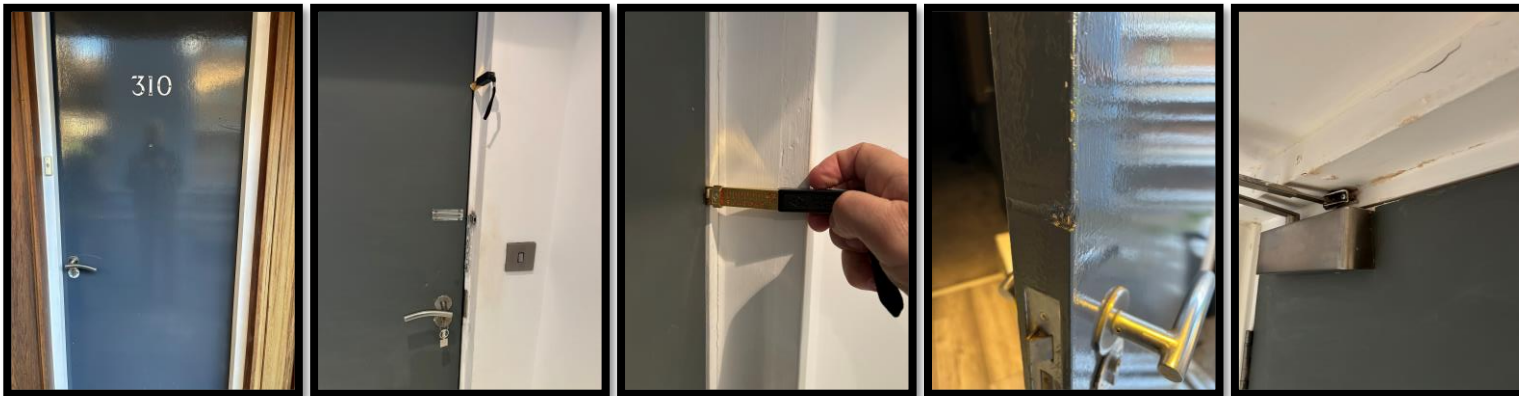
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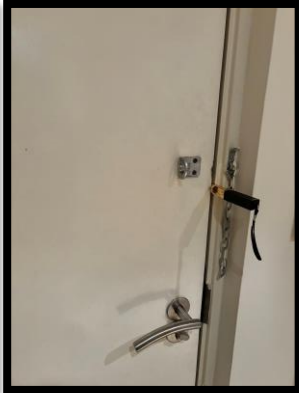
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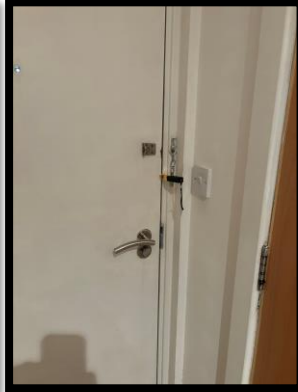
Flat 310



Flat 311



Flat 313



Flat 314



Flat 316



Notes

Door No:

South Block Stair Case 3rd floor	HINGES – Pass. LOCKSET – N/A. SEALS – Hinge pad missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Soft wood stop needs to be replaced to head door. DOOR – New lipping required. STRUCTURE - No Faults. DOOR FAILED
Communal Door 3rd Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – No Faults. DOOR – Gaps. Lipping required on leading edge. STRUCTURE - No Faults. DOOR FAILED
301	HINGES – Screw Missing. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Open joints to head of frame. DOOR – Ease & Adjust 7mm gaps to leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
302	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 8mm gaps. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
303	Not Available.
304	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. Intumescent strip missing along bottom leading edge. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gaps at top and leading edge. STRUCTURE - No Faults. DOOR FAILED
305	Not Available.
306	HINGES - No Faults. LOCKSET – No Faults. SEALS - Lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Keep overcut. DOOR – Ease & Adjust 6mm gap on leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
307	HINGES - No Faults. LOCKSET – Loose handles. Needs replacing. SEALS - Hinge and lock pads missing. CLOSER – Whole Closer missing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 7mm gap on leading edge. Damage to of leading edge and top of door. STRUCTURE - No Faults. DOOR FAILED
308	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – Catching on the door. SIGNAGE - N/A. FRAME – No Faults. DOOR – Gaps need lipping at top and leading edge. Door veneer loose and damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
309	Not Available.
310	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – Closer loose. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap on leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
311	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – Bottom threshold stopping door from closing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 8mm gap on leading edge. Needs lipping. STRUCTURE - No Faults. DOOR FAILED
312	Not Available.
313	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gaps. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
314	HINGES - No Faults. LOCKSET – Loose handles and no cover on mortise lock. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. Gap on top of leading edge. STRUCTURE – Damaged and split to lipping. DOOR FAILED
315	Not Available.
316	HINGES - No Faults. LOCKSET – Loose handles. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 5mm gap on leading Edge. STRUCTURE - No Faults. DOOR FAILED

Doors Overview - Level 4

Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
South Block Stair Case 4th Floor														
	825 x 2010 x 55	FD60	Wood	Wood	S/Glazed	4th Floor	P	N/A	F	P	P	P	F	P
Communal Door 4th Floor														
	825 x 2010 x 55	F60	Wood	Wood	S/Glazed	4th Floor	P	N/A	F	P	P	F	F	P
401	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	P	F	F
402	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	F	F	F	F	NA	P	F	P
403	825 x 2030 x 44	FD30	Wood	Wood	Single	4th floor	P	F	F	P	NA	P	F	P
404	825 x 2012 x 44	FD30	Wood	Wood	Single	4th floor	P	F	F	P	NA	P	F	P
405	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	F	NA	P	F	P
406	Not Available													
407	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	F	F	P
408	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	F	F	F	NA	P	F	P
409	820 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	F	NA	P	F	P
410	825 x 2012 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	F	F	P
411	825 x 2012 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	P	F	P
412	820 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	F	F	P	NA	P	F	P
413	825 x 2012 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	P	F	P
414	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	P	F	P
415	825 x 2012 x 44	FD30	Wood	Wood	Single	4th floor	P	P	F	P	NA	P	F	P
416	825 x 2010 x 44	FD30	Wood	Wood	Single	4th floor	P	F	F	P	NA	P	F	P

Level 4 – Photos

Fire Exit Doors



Flat 401



Flat 402



Flat 403



Flat 404



Flat 405



Flat 407



Flat 408



Flat 409



Flat 410



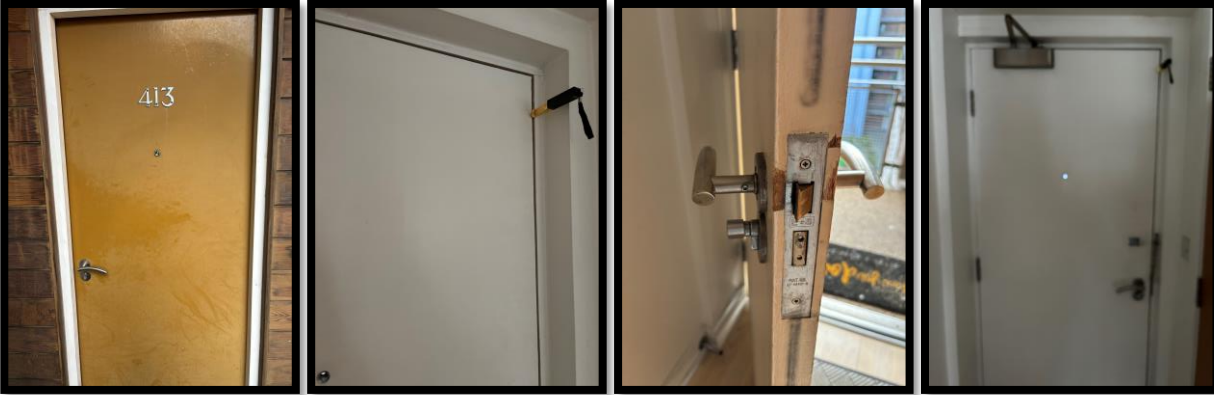
Flat 411



Flat 412



Flat 413



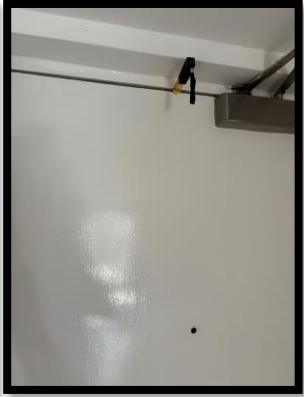
Flat 414



Flat 415



Flat 416



Notes

Door No:

South Block Stair Case 4th Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Draft excluder is over intumescent strips. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – No Faults. DOOR – Door requires lipping. STRUCTURE - No Faults. DOOR FAILED
Communal Door 4th Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Soft wood stops missing. DOOR – Ease and Adjust. STRUCTURE - No Faults. DOOR FAILED
401	HINGES - No Faults. LOCKSET – No Faults. SEALS - Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gaps. Damage to leading to edge. Lipping to bottom split. STRUCTURE – Water ingress to top bulk head is affecting closure. DOOR FAILED
402	HINGES – Hinge pads incorrectly fitted on the front of hinges. LOCKSET – Pad on the outside. SEALS – Incorrect seal needs to be Combined smoke and intumescent strip. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 5mm gap. STRUCTURE - No Faults. DOOR FAILED
403	HINGES - No Faults. LOCKSET – Loose handles. SEALS – Hinge and lock pads missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 9mm to edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
404	HINGES - No Faults. LOCKSET – Loose handles. SEALS – Lock pads and Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 8mm gap to leading edge and top of door. Lipping required to both. STRUCTURE - No Faults. DOOR FAILED
405	HINGES - No Faults. LOCKSET – Loose handles. SEALS – Hinge and lock pads missing. CLOSER – Cover missing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm on leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
406	Not Available.
407	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Water damage at open joint. DOOR – Ease & Adjust 6mm to both the top and leading edge. Lipping required. Excessive Gap at the bottom of the door. Intumescent drop down seal or threshold required. STRUCTURE - No Faults. DOOR FAILED
408	HINGES - No Faults. LOCKSET – Loose handles. Instrument strip missing. Wrong screws in keep. SEALS – Hinge and lock pads missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 9mm -11 mm gap. Requires Lipping. STRUCTURE - No Faults. DOOR FAILED
409	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust gaps to top and leading edge. Damage to leading edge of door. STRUCTURE - No Faults. DOOR FAILED
410	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Rotten at the bottom of frame. Open Joints to top of frame. DOOR – Door needs lipping on leading edge. STRUCTURE - No Faults. DOOR FAILED
411	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap to top leading edge. STRUCTURE - No Faults. DOOR FAILED
412	HINGES - No Faults. LOCKSET – Incorrect screws in keep. SEALS – Lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. STRUCTURE - No Faults. DOOR FAILED
413	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
414	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6-7 mm gap. STRUCTURE - No Faults. DOOR FAILED
415	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust. STRUCTURE - No Faults. DOOR FAILED
416	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust on top edge. STRUCTURE - No Faults. DOOR FAILED

Doors Overview - Level 5														
Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
Communal Door 5th Floor														
	825 x 2010 x 55	F60	Wood	Wood	S/Glazed	5th Floor	P	N/A	F	P	P	P	F	P
501	825 x 2012 x 44	FD30	Wood	Wood	Single	5th floor	P	F	F	F	NA	P	F	P
502	860 x 2000 x 44	FD30	Metal	Metal	S/Glazed	5th floor	P	P	F	P	NA	P	P	P
503	825 x 2010 x 44	FD30	Wood	Wood	Single	5th floor	P	F	F	P	NA	P	F	P
504	825 x 2015 x 44	FD30	Wood	Wood	Single	5th floor	P	P	F	P	NA	P	F	P
505	Not Available													
506	Not Available													
507	844 x 2030 x 44	FD30	Wood	Wood	Single	5th floor	P	P	F	P	NA	P	F	P
508	Not Available													
509	841 x 2030 x 44	FD30	Wood	Wood	Single	5th floor	P	F	F	P	NA	P	F	P
510	Not Available													
511	860 x 2000 x 44	FD30	Metal	Metal	S/Glazed	5th floor	P	P	P	F	NA	P	P	P
512	841 x 2030 x 44	FD30	Wood	Wood	Single	5th floor	P	F	F	F	NA	P	F	P

Level 5 – Photos

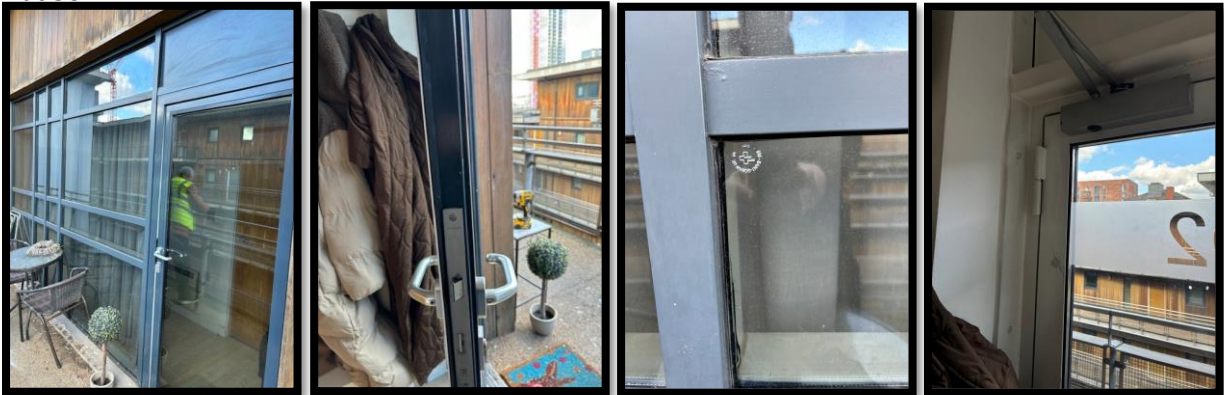
Fire Exit Doors



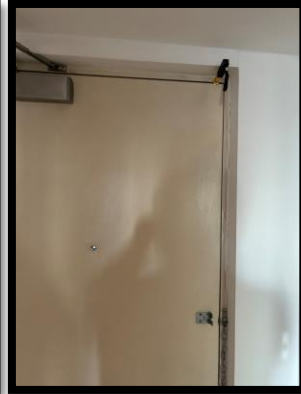
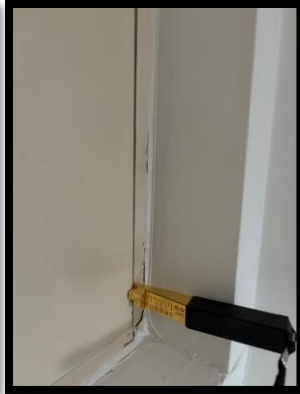
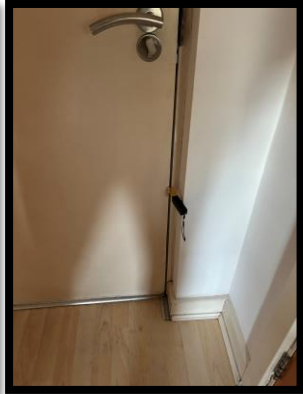
Flat 501



Flat 502



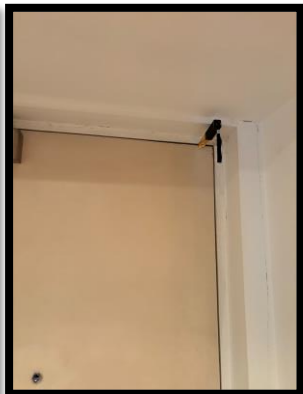
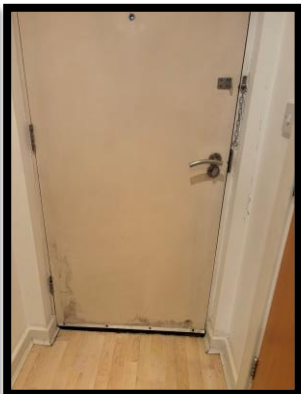
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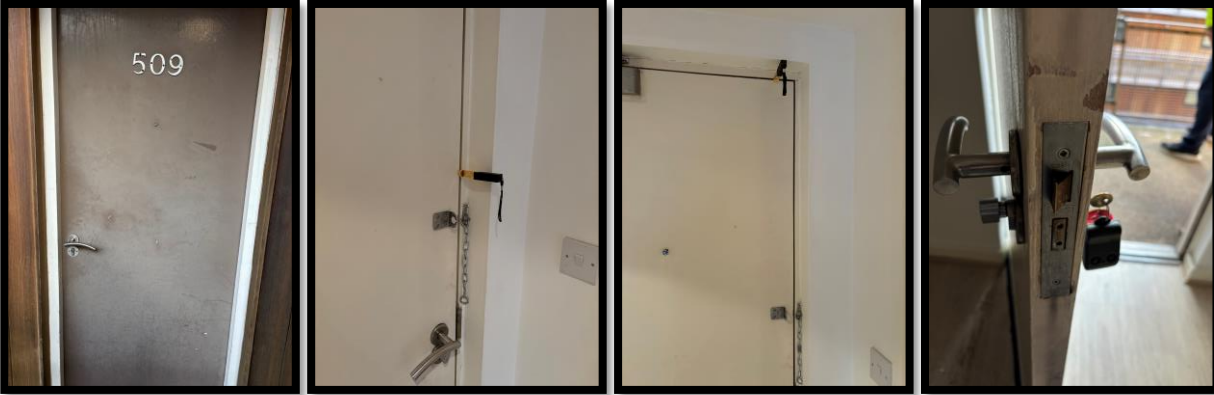
Flat 504



Flat 507



Flat 509



Flat 511



Flat 512



Notes

Door No:

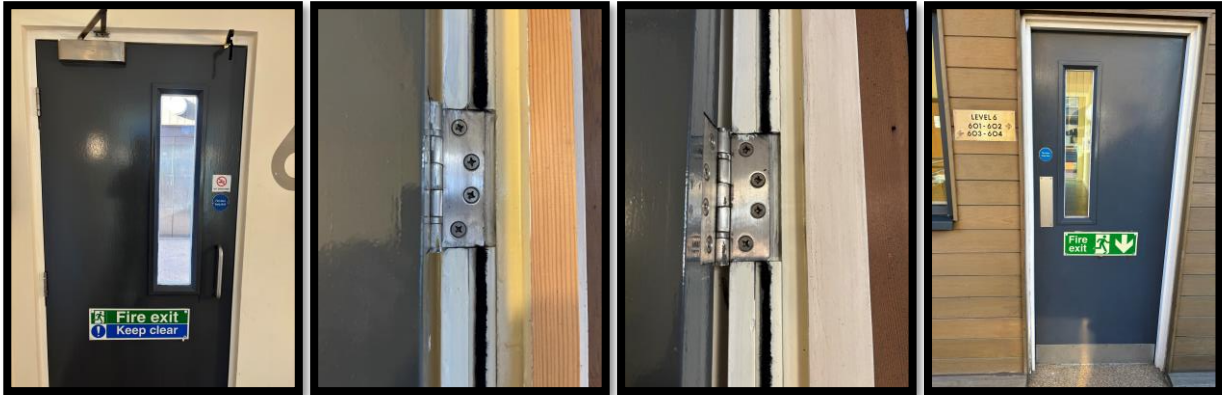
Communal Door 5th Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Intumescent strip missing. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – No Faults. DOOR – Gaps of 7mm to top and leading edge. Requires lipping on leading edge. STRUCTURE - No Faults. DOOR FAILED
501	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. CLOSER –. Cover missing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
502	HINGES - No Faults. LOCKSET – No Faults. SEALS – Intumescent strip missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
503	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – 8mm gaps. Door requires lipping on leading edge. STRUCTURE - No Faults. DOOR FAILED
504	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap to top leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED
505	Not Available
506	Not Available
507	HINGES - No Faults. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gaps on top edge. STRUCTURE - No Faults. DOOR FAILED
508	Not Available
509	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6 mm gap to top and leading edge. STRUCTURE - No Faults. DOOR FAILED
510	Not available
511	HINGES - No Faults. LOCKSET – No Faults. SEALS – No faults. CLOSER – Closer needs replacing. SIGNAGE - N/A. FRAME – No Faults. DOOR – No Faults. STRUCTURE - No Faults. DOOR FAILED
512	HINGES - No Faults. LOCKSET – Loose Handles. SEALS – Hinge and lock pads missing. CLOSER – Closer arm missing. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease & Adjust 6mm gap to top and leading edge. Damage to leading edge. STRUCTURE - No Faults. DOOR FAILED

Doors Overview - Level 6

Door ID	Dimensions	Door Rating	Door Material	Frame Material	Door Type	Location	Hinges Condition	Lockset Condition	Seals Condition	Closer Condition	Signage Condition	Frame Condition	Door Condition	Structure Condition
Communal Door 6th Floor														
	825 x 2010 x 55	F60	Wood	Wood	S/Glazed	6th Floor	P	N/A	F	P	P	F	F	P
601	825 x 2010 x 44	FD30	Wood	Wood	Single	6th Floor	P	F	F	P	NA	P	F	F
602	825 x 2010 x 44	FD30	Wood	Wood	Single	6th Floor	F	F	F	F	NA	F	F	F
603	825 x 2010 x 44	FD30	Wood	Wood	Single	6th Floor	F	P	F	P	NA	P	F	P
604	825 x 2012 x 44	FD30	Wood	Wood	Single	6th Floor	P	F	F	P	NA	F	F	P

Level 6 – Photos

Fire Exit Doors



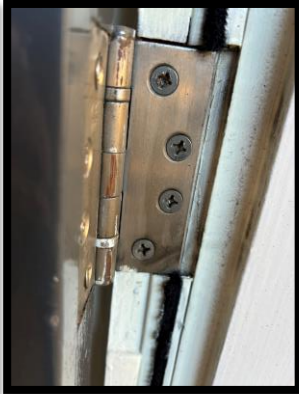
Flat 601



Flat 602



Flat 603



Flat 604



Notes

Door No:

Communal Door 6th Floor	HINGES – No Faults. LOCKSET – N/A. SEALS – Hinge pad missing. Intumescent strip missing around hinges. CLOSER – No Faults. SIGNAGE – No Faults. FRAME – Hinges overcut. DOOR – Gaps of 6mm to top and leading edge. Door requires lipping. STRUCTURE - No Faults. DOOR FAILED
601	HINGES - No Faults. LOCKSET – Loose Handles. Escutcheon plate missing. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease and Adjust 5mm Gaps. Damage to top of door from roof leak. STRUCTURE – Water damage to inner door reveals plaster. DOOR FAILED
602	HINGES – All fixings have failed. LOCKSET - Loose handles. SEALS – Hinge and lock pads missing. CLOSER – Not working. SIGNAGE - N/A. FRAME – Rotten DOOR – DOOR FAILED Door and frame needs complete replacement.
603	HINGES – Different screws used. LOCKSET – No Faults. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – No Faults. DOOR – Ease and Adjust 5.5mm Gap. STRUCTURE – No Faults. DOOR FAILED
604	HINGES - No Faults. LOCKSET – Wrong size screws in keep. SEALS – Hinge and lock pads missing. CLOSER – No Faults. SIGNAGE - N/A. FRAME – Open Joints. DOOR – Ease and Adjust. Door needs lipping. STRUCTURE - No Faults. DOOR FAILED