

Fire Door Inspection Report

Issued under Regulation 10 of the Fire Safety (England) Regulations 2022 and aligned to the Building Safety Act 2025.

1. Property & Door Details

Property address	Flat 12, 25 Sample Street, London, EC1A 1AA
Door location	Flat entrance door — 1st floor, communal corridor
Door reference	FD-012
Door type	FD30S (30-minute fire resistance with cold smoke seals)
Inspection date	12 March 2025
Inspector	J. Sample, Competent Person (FDIS-equivalent)
Verification	Third-party verified by R-10 review team

2. Inspection Checklist (BS 8214 aligned)

#	Item checked	Result	Notes
1	Door leaf — no damage, warping or unauthorised holes	PASS	Leaf in good condition
2	Frame — securely fixed, no gaps to wall	PASS	Intumescent mastic intact
3	Gaps around leaf (2–4 mm tolerance)	PASS	Measured 3 mm uniform
4	Threshold gap (≤ 8 mm or with smoke seal)	PASS	5 mm with brush seal
5	Intumescent seals — continuous, undamaged	PASS	Top + both stiles
6	Cold smoke seals (S rating)	PASS	Brush seals intact
7	Self-closing device — fully closes from any angle	PASS	Perko Powermatic R85
8	Hinges — minimum 3, CE-marked, no missing screws	PASS	3× CE Grade 13
9	Glazing (if any) — fire-rated, beads intact	N/A	No glazing
10	Letterplate — fire-rated, ≥ 800 mm from floor	ADVISORY	260 mm — review at next cycle
11	Ironmongery — locks/handles CE-marked	PASS	Compliant
12	Signage — 'Fire door — keep shut' present	PASS	Both faces

3. Outcome

Overall result: COMPLIANT (FD30S)

Next inspection due: 12 September 2025 (6-monthly per Regulation 10 for buildings > 11 m)

Advisories: 1 — review letterplate height at next cycle.

4. Evidence & Verification

Real reports include geotagged photographs of the door, frame, seals, hinges and self-closer in operation, plus the inspector's signed declaration. R-10 reports are third-party reviewed before the certificate is issued, giving you an independent audit trail accepted by managing agents, conveyancers and lenders for LPE1 forms.

5. Standards referenced

- Regulation 10 — Fire Safety (England) Regulations 2022
- Article 17 — Regulatory Reform (Fire Safety) Order 2005
- Building Safety Act 2022 (and 2025 secondary legislation)
- BS 8214 — Code of practice for fire door assemblies
- BS 476-22 / BS EN 1634-1 — Fire resistance test methods
- PAS 24 — Enhanced security performance (where applicable)

6. About this sample

This document is an illustrative sample showing the structure, layout and level of detail provided in a real R-10 fire door inspection report. Property details, inspector name, dates and reference numbers are fictional. Real reports are generated from on-site inspection data, third-party verified, and delivered as a signed PDF certificate from £25 per door with 48-hour turnaround.

Get your real fire door certificate from £25 per door

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