



26/09/2022



Mobiess Office



Building	Mobiess Office		
Address	8 Holgate Court, 4 - 10 Western Road, Romford, Essex		
Postcode	RM1 3JS	Schedule Of Doors On Site	Yes
Number of Actions	9	Number of Pictures	19
No. of Single Doors	5	First Survey Created	03/09/2021 10:43
No. of Double Doors	0	Last Survey Created	07/09/2021 11:34
No. of Door and a half's	0	No. of Non Compliant Doors	3
Total No. of Doors	5	Total No. Audits	5

Fire Door Building Summary



Mobiess Office

01/09/2021 → 07/09/2021

Survey Number	Door Reference	Date Created	Floor / Location	Comments	Pass/Fail (No. of Defects)
DHorner: 0047	FD01	03/09/2021	Ground - Northern Corridor	New Fire Door Needed - to be replaced.	Not Compliant (5)
DHorner: 0048	FD02	03/09/2021	1st Floor - Stairway Entrance	New Fire Door needed.	Not Compliant (8)
DHorner: 0049	FD03	03/09/2021	2nd Floor - South Corridor	Fire door is Compliant and does not need replacing.	Compliant
DHorner: 0131	FD04	07/09/2021	2nd Floor - Eastern Hallway	High Risk, must be replaced	Not Compliant (15)
DHorner: 0132	FD05	07/09/2021	3rd Floor - End of Corridor	Perfect condition, no replacement needed.	Compliant



Fire Door Inspection - FD01

DHorner: 0047

Potential Risk

Defects

Corrective Actions

Defect %

Low Risk

6

3

31.58

Door Ref. No.

FD01

Door Info.

Single Door - Timber

Location

Mobiess Office - Ground - Northern Corridor

1. Has the Fire Door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Or can you confirm that the door is meant to be a fire door?

Yes

2. Is the door and Frame free from damage including dents, open joints, chips and holes? This to include any removed old locks, latches, keeps or refitted or removed hinges and spy holes etc.

No

Notes Fire door frame is chipped.

Corrective Action Required

Reported Date: 03/09/2021

Due Date: 03/09/2021

Impact: Medium

Probability: Medium

Status: New

Findings

Frame is cracked and chipped

Required Action

Repair or replace frame



1



3. If the door is veneered or lipped, is the glue still holding these products firmly in place?

Yes

4. Does the door leaf sit against the door stop, flush with the frame and is it free of distortion?

No

Notes Leaf in need of replacement.

Corrective Action Required

Reported Date: 03/09/2021

Due Date: 03/09/2021

Impact: Medium

Probability: High

Status: New

Findings

Leaf is damaged

Required Action

Leaf is damaged, repair or replace.



2



5. Is the door frame firmly attached to the wall?

No

Notes Remedial work is needed, for example repairs to the frame.



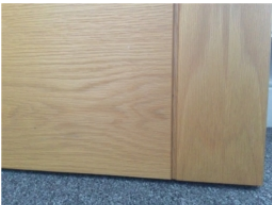
3



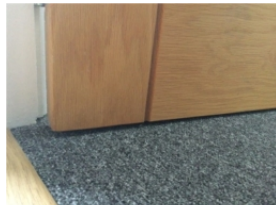
6.	Is the closer correctly attached to the door and frame?	N/A
Notes	<i>Does not have a closer.</i>	
7.	Is the closer free from damage and not leaking?	Yes
8.	Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop?	Yes
9.	If unlatched, does the closer hold the door in line with the frame?	Yes
10.	Does the latch hold the door firmly in place without rattling?	N/A
11.	If the doors are hung in pairs, do they close in line if both opened and released together?	N/A
12.	If a planted door stop is present, is it firmly attached?	N/A
13.	If applicable, do any "hold open" device release the door when required? (only electronically powered allowed)	N/A
14.	Is the frame to door leaf gap consistently 3mm? (tolerance of +/- 1mm)	Yes
18.	Bottom Gap - Is the door to floor covering gap consistently 10mm or less when the door is closed?	No
Notes	<i>Consistent floor covering gap.</i>	



4



5



20.	Measurement of Bottom Gap	10
21.	Bottom Gap - Is there a consistent gap under the door that allows it to swing without touching the floor covering?	Yes
22.	Are the fitted Intumescent seals free from paint or varnish?	Yes
23.	Are the Intumescent seals well attached inside the groove in the frame or door leaf?	No
Notes	<i>Has no intumescent seals</i>	



6



24.	Are the Intumescent seals free from damage?	Yes
25.	If you have a brush or fin or acoustic type smoke seal, is it free from damage or breakage?	Yes
26.	Are the smoke seals continuous around the frame or door leaf, well attached within the groove and free from damage, paint or Varnish?	Yes
27.	Are the Fire Door Hinges marked with a "BS or EN" Number?	N/A
28.	Are there a minimum of 3 hinges with all the screws fitted?	Yes

Notes



7



8



9



29.	Are the hinges free from packing, are all screws fitted correctly and are the hinges free from metal fragments or oil leakage?	No
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Notes Door Hinge is dented and damaged

Corrective Action Required		Reported Date: 03/09/2021
		Due Date: 03/09/2021
Findings	Damaged Hinges	Impact: Medium
Required Action	Damaged hinge in need of repair or replacement.	Probability: Medium
		Status: New



10



30.	If glazing panels are below 1500mm from the bottom of the door, is the glass safety glass and has a kite mark?	N/A
31.	Is there a visible intumescent seal between the Glass and Bead or its Rebate and is it continuous?	N/A
32.	Are the glazing beads well attached to the frame and free from damage?	Yes

33.	Is the glass free from damage and cracking?	N/A
Notes	<i>No glass</i>	
34.	If the glass has been replaced, is it a fire rated glass?	N/A
Additional Comments		
New Fire Door Needed - to be replaced.		



Fire Door Inspection - FD02

DHorner: 0048

Potential Risk

Defects

Corrective Actions

Defect %

Medium Risk

9

3

39.13

Door Ref. No.

FD02

Door Info.

Single Door - Timber

Location

Mobiess Office - 1st Floor - Stairway Entrance

1. Has the Fire Door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Or can you confirm that the door is meant to be a fire door?

N/A

2. Is the door and Frame free from damage including dents, open joints, chips and holes? This to include any removed old locks, latches, keeps or refitted or removed hinges and spy holes etc.

No

Notes Door is damaged.



1



3. If the door is veneered or lipped, is the glue still holding these products firmly in place?

No

Notes Door is chipped and broken.



2



4. Does the door leaf sit against the door stop, flush with the frame and is it free of distortion?

Yes

5. Is the door frame firmly attached to the wall?

Yes

6. Is the closer correctly attached to the door and frame?

N/A

7. Is the closer free from damage and not leaking?

No

Notes Leaking oil.

Corrective Action Required

Findings

Leaking oil from overhead door closer

Required Action

Request maintenance.

Reported Date: 03/09/2021

Due Date: 03/09/2021

Impact: High

Probability: High

Status: New



3



8. Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop? **No**
9. If unlatched, does the closer hold the door in line with the frame? **Yes**
10. Does the latch hold the door firmly in place without rattling? **No**

Corrective Action Required		Reported Date: 03/09/2021
Findings	Obstructing Fire Door.	Due Date:
Required Action	Remove obstruction, only an approved device complying with BS 5839 may hold open the fire door.	Impact: High
		Probability: High
		Status: New

11. If the doors are hung in pairs, do they close in line if both opened and released together? **No**
12. If a planted door stop is present, is it firmly attached? **Yes**
13. If applicable, do any "hold open" device release the door when required? (only electronically powered allowed) **Yes**
14. Is the frame to door leaf gap consistently 3mm? (tolerance of +/- 1mm) **Yes**
18. Bottom Gap - Is the door to floor covering gap consistently 10mm or less when the door is closed? **No**
20. Measurement of Bottom Gap 10
21. Bottom Gap - Is there a consistent gap under the door that allows it to swing without touching the floor covering? **Yes**
22. Are the fitted Intumescent seals free from paint or varnish? **No**

Notes Intumescent seals are not free from damage and need replacement.

Corrective Action Required		Reported Date: 03/09/2021
Findings	Fix intumescent seals	Due Date: 03/09/2021
Required Action	Repair / replace intumescent seals.	Impact: Medium
		Probability: Medium
		Status: New



4



23.	Are the Intumescent seals well attached inside the groove in the frame or door leaf?	N/A
24.	Are the Intumescent seals free from damage?	No
25.	If you have a brush or fin or acoustic type smoke seal, is it free from damage or breakage?	Yes
26.	Are the smoke seals continuous around the frame or door leaf, well attached within the groove and free from damage, paint or Varnish?	Yes
27.	Are the Fire Door Hinges marked with a "BS or EN" Number?	N/A
28.	Are there a minimum of 3 hinges with all the screws fitted?	Yes
29.	Are the hinges free from packing, are all screws fitted correctly and are the hinges free from metal fragments or oil leakage?	Yes
30.	If glazing panels are below 1500mm from the bottom of the door, is the glass safety glass and has a kite mark?	Yes
31.	Is there a visible intumescent seal between the Glass and Bead or its Rebate and is it continuous?	Yes
32.	Are the glazing beads well attached to the frame and free from damage?	N/A
33.	Is the glass free from damage and cracking?	Yes
34.	If the glass has been replaced, is it a fire rated glass?	N/A
36.	Inspector's Risk Rating	
Additional Comments		
New Fire Door needed.		



Fire Door Inspection - FD03

DHorner: 0049

Potential Risk

Defects

Corrective Actions

Defect %

Low Risk

0

0

0.00

Door Ref. No.

FD03

Door Info.

Single Door - Timber

Location

Mobiess Office - 2nd Floor - South Corridor

1.	Has the Fire Door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Or can you confirm that the door is meant to be a fire door?	Yes
2.	Is the door and Frame free from damage including dents, open joints, chips and holes? This to include any removed old locks, latches, keeps or refitted or removed hinges and spy holes etc.	Yes
3.	If the door is veneered or lipped, is the glue still holding these products firmly in place?	Yes
4.	Does the door leaf sit against the door stop, flush with the frame and is it free of distortion?	Yes
5.	Is the door frame firmly attached to the wall?	Yes
6.	Is the closer correctly attached to the door and frame?	Yes
7.	Is the closer free from damage and not leaking?	Yes
8.	Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop?	Yes
9.	If unlatched, does the closer hold the door in line with the frame?	Yes
10.	Does the latch hold the door firmly in place without rattling?	Yes
11.	If the doors are hung in pairs, do they close in line if both opened and released together?	Yes
12.	If a planted door stop is present, is it firmly attached?	Yes
13.	If applicable, do any "hold open" device release the door when required? (only electronically powered allowed)	Yes
14.	Is the frame to door leaf gap consistently 3mm? (tolerance of +/- 1mm)	Yes
18.	Bottom Gap - Is the door to floor covering gap consistently 10mm or less when the door is closed?	Yes
22.	Are the fitted Intumescent seals free from paint or varnish?	Yes
23.	Are the Intumescent seals well attached inside the groove in the frame or door leaf?	Yes
24.	Are the Intumescent seals free from damage?	Yes
25.	If you have a brush or fin or acoustic type smoke seal, is it free from damage or breakage?	Yes
26.	Are the smoke seals continuous around the frame or door leaf, well attached within the groove and free from damage, paint or Varnish?	Yes

27.	Are the Fire Door Hinges marked with a "BS or EN" Number?	Yes
28.	Are there a minimum of 3 hinges with all the screws fitted?	Yes
29.	Are the hinges free from packing, are all screws fitted correctly and are the hinges free from metal fragments or oil leakage?	Yes
30.	If glazing panels are below 1500mm from the bottom of the door, is the glass safety glass and has a kite mark?	Yes
31.	Is there a visible intumescent seal between the Glass and Bead or its Rebate and is it continuous?	Yes
32.	Are the glazing beads well attached to the frame and free from damage?	Yes
33.	Is the glass free from damage and cracking?	Yes
34.	If the glass has been replaced, is it a fire rated glass?	Yes

Additional Comments

Fire door is Compliant and does not need replacing.



Fire Door Inspection - FD04

DHorner: 0131

Potential Risk

Defects

Corrective Actions

Defect %

High Risk

16

3

59.26

Door Ref. No.

FD04

Door Info.

Single Door - Timber

Location

Mobiess Office - 2nd Floor - Eastern Hallway

1. Has the Fire Door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Or can you confirm that the door is meant to be a fire door?
2. Is the door and Frame free from damage including dents, open joints, chips and holes? This to include any removed old locks, latches, keeps or refitted or removed hinges and spy holes etc.

Yes

No

Notes Dented

Corrective Action Required

Reported Date: 07/09/2021

Due Date: 07/09/2021

Impact: Medium

Probability: Medium

Status: New

Findings

Door is damaged, dented

Required Action

Needs repairing



1



3. If the door is veneered or lipped, is the glue still holding these products firmly in place?
4. Does the door leaf sit against the door stop, flush with the frame and is it free of distortion?
5. Is the door frame firmly attached to the wall?
6. Is the closer correctly attached to the door and frame?

Yes

No

Yes

Yes

7. Is the closer free from damage and not leaking?

No

Notes Damaged closer.

Corrective Action Required

Reported Date: 07/09/2021

Due Date: 07/09/2021

Impact: Low

Probability: Medium

Status: New

Findings

Closer is damaged, not leaking though.

Required Action

Scratches, dented, needs repairs.



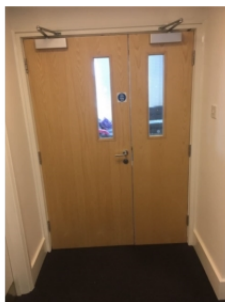
2



8.	Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop?	N/A
9.	If unlatched, does the closer hold the door in line with the frame?	Yes
10.	Does the latch hold the door firmly in place without rattling?	No
Notes	<i>Other than shaking, nothing of significance happens, no action needed.</i>	



3



11.	If the doors are hung in pairs, do they close in line if both opened and released together?	No
12.	If a planted door stop is present, is it firmly attached?	Yes
13.	If applicable, do any "hold open" device release the door when required? (only electronically powered allowed)	No
14.	Is the frame to door leaf gap consistently 3mm? (tolerance of +/- 1mm)	No
18.	Bottom Gap - Is the door to floor covering gap consistently 10mm or less when the door is closed?	Yes
22.	Are the fitted Intumescent seals free from paint or varnish?	No
23.	Are the Intumescent seals well attached inside the groove in the frame or door leaf?	Yes
24.	Are the Intumescent seals free from damage?	No
25.	If you have a brush or fin or acoustic type smoke seal, is it free from damage or breakage?	No
26.	Are the smoke seals continuous around the frame or door leaf, well attached within the groove and free from damage, paint or Varnish?	No
27.	Are the Fire Door Hinges marked with a "BS or EN" Number?	No
28.	Are there a minimum of 3 hinges with all the screws fitted?	Yes
29.	Are the hinges free from packing, are all screws fitted correctly and are the hinges free from metal fragments or oil leakage?	Yes
30.	If glazing panels are below 1500mm from the bottom of the door, is the glass safety glass and has a kite mark?	No

31.

Is there a visible intumescent seal between the Glass and Bead or its Rebate and is it continuous?

No
32.

Are the glazing beads well attached to the frame and free from damage?

No
33.

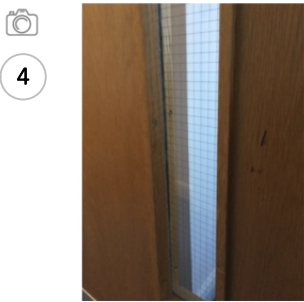
Is the glass free from damage and cracking?

No

Notes Minor damage.

Corrective Action Required		Reported Date:	07/09/2021
		Due Date:	07/09/2021
		Impact:	Medium
		Probability:	Medium
		Status:	New

Findings	Glass is damaged
Required Action	New glass should be installed.



34.

If the glass has been replaced, is it a fire rated glass?

Yes

Additional Comments

High Risk, must be replaced



Fire Door Inspection - FD05

DHorner: 0132

Potential Risk

Defects

Corrective Actions

Defect %

Low Risk

0

0

0.00

Door Ref. No.

FD05

Door Info.

Single Door - Timber

Location

Mobiess Office - 3rd Floor - End of Corridor

- Has the Fire Door got a label on the top edge, hinge side of the door or frame indicating it is a certified fire door? Or can you confirm that the door is meant to be a fire door?
- Is the door and Frame free from damage including dents, open joints, chips and holes? This to include any removed old locks, latches, keeps or refitted or removed hinges and spy holes etc.
- If the door is veneered or lipped, is the glue still holding these products firmly in place?
- Does the door leaf sit against the door stop, flush with the frame and is it free of distortion?
- Is the door frame firmly attached to the wall?
- Is the closer correctly attached to the door and frame?

Yes

Yes

Yes

Yes

Yes

Yes

- Is the closer free from damage and not leaking?

Notes Good condition.

Yes



1



- Open the door to 5 degrees or 75mm. Does it close and engage with the latch and door stop?
- If unlatched, does the closer hold the door in line with the frame?
- Does the latch hold the door firmly in place without rattling?
- If the doors are hung in pairs, do they close in line if both opened and released together?
- If a planted door stop is present, is it firmly attached?

Yes

Yes

Yes

Yes

Yes

- If applicable, do any "hold open" device release the door when required? (only electronically powered allowed)

Yes

- Is the frame to door leaf gap consistently 3mm? (tolerance of +/- 1mm)

Yes

- Measurement of Right Gap (Latch side) (mm)

3

- Measurement of Left Gap (Hinge side) (mm)

3

17.	Measurement of Top Gap (mm)	3
18.	Bottom Gap - Is the door to floor covering gap consistently 10mm or less when the door is closed?	Yes
	Is the door a fire smoke door or regular fire door	Fire Smoke Door
22.	Are the fitted Intumescent seals free from paint or varnish?	Yes
23.	Are the Intumescent seals well attached inside the groove in the frame or door leaf?	Yes
24.	Are the Intumescent seals free from damage?	Yes
25.	If you have a brush or fin or acoustic type smoke seal, is it free from damage or breakage?	Yes
26.	Are the smoke seals continuous around the frame or door leaf, well attached within the groove and free from damage, paint or Varnish?	Yes
27.	Are the Fire Door Hinges marked with a "BS or EN" Number?	Yes
28.	Are there a minimum of 3 hinges with all the screws fitted?	Yes
29.	Are the hinges free from packing, are all screws fitted correctly and are the hinges free from metal fragments or oil leakage?	Yes
30.	If glazing panels are below 1500mm from the bottom of the door, is the glass safety glass and has a kite mark?	Yes
31.	Is there a visible intumescent seal between the Glass and Bead or its Rebate and is it continuous?	Yes
32.	Are the glazing beads well attached to the frame and free from damage?	Yes
33.	Is the glass free from damage and cracking?	Yes
34.	If the glass has been replaced, is it a fire rated glass?	Yes
35.	Is there correct signage (clearly indicating that it is a fire door so they should be kept shut)?	Yes
36.	Inspector's Risk Rating	
	Additional Comments	
	Perfect condition, no replacement needed.	