CLEARGAP FIRE DOOR INSPECTION RECORD · FREE SAMPLE (25 DOORS)

14 Bishopsgate Plaza

14 Bishopsgate, London EC2N 4BQ

ClearGap SAMPLE

INSPECTION DETERMINATION

Defects Recorded — Remediation Required

CLIENT	RESPONSIBLE PERSON	BUILDING TYPE	STANDARD
Bishopsgate Residential Ltd	J. Mercer (Building Safety)	High-Rise Residential (>11m)	UK BS 8214:2026 & Reg 10
INSPECTION ROUND	**REPORT MODE**	**INSPECTOR**	**INSPECTION DATE**
Round 1 (MM)	Defect & Advisory Photos	Hedley Stirk · FieldRadar Ltd	2026-11-24

20	2	2	1
No Defects	Advisory	Defects Found	No Access

Door Asset Register

25 doors (1 building free tier)

DOOR ID	FLOOR	LOCATION & MATERIAL	RATING	ACCESS	GAP READINGS	OUTCOME	SEVERITY	PHOTOS
FD-01	Floor 01	Flat 101 Entrance · Timber (>20-min)	FD30S	Inspected	H:3.0 Hg:3.0 L:5.0 T:3.0 mm	Defect Found	High	1
FD-04	Floor 01	Plant Room North · Metal	FD60	Inspected	H:3.0 Hg:3.5 L:3.0 T:12.0 mm	Defect Found	High	0
FD-09	Floor 02	Corridor Door · Composite	FD30S	Inspected	H:3.5 Hg:3.0 L:3.5 T:3.0 mm	Advisory	Medium	0
FD-14	Floor 03	Riser Cupboard C · 20-min HM	FD60	Inspected	H:2.5 Hg:3.0 L:3.0 T:8.5 mm	Advisory	Low	0
FD-25	Floor 04	Flat 402 Entrance · Timber	FD30S	Resident Refused Access	—	No Access	—	0
FD-02..24	Fl. 01–04	20 Cleared Doors (Timber, Metal & Composite assemblies)			2.0–4.0 mm / T ≤ limit	No Defects (20)	—	0

FD-01 Floor 01 · Flat 101 Entrance — Flat Entrance

Defect Found · High Priority

Rating: **FD30S** Material: **Timber (>20-min)** Config: **Single Leaf**

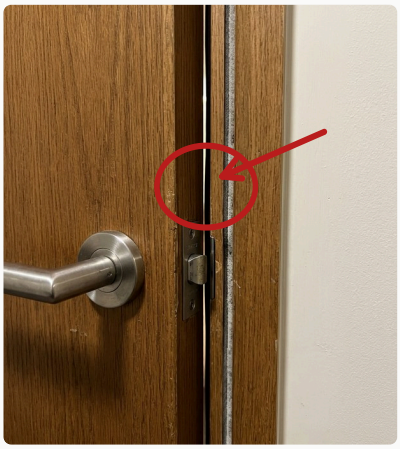
Q-Mark Plugs: **Outer Yellow / Inner Blue**

Head 3.0 mm | Hinge 3.0 mm | Lock 5.0 mm | Threshold 3.0 mm

Observation: Lock-side perimeter clearance measures 5.0 mm (exceeds BS 8214:2026 2–4 mm pass range); daylight visible along upper lock edge above latch plate.

- FAIL **Perimeter Gaps (2–4 mm)** — Gap >4 mm — ease/re-hang

Recommended Remediation: Ease and re-hang timber door leaf on hinge side or adjust strike plate/hinge packings to restore 2–4 mm lock-side clearance per BS 8214:2026 and verify latch engagement.



FD-01 · Lock gap 5.0 mm — ease & re-hang

SAMPLE — UPGRADE TO PRO TO REMOVE WATERMARK

Additional Recorded Findings (Defect & Advisory Summary)

1 Defect · 2 Advisory

DOOR ID	LOCATION & MATERIAL	GAP READINGS	STATUS	RECORDED OBSERVATION & REMEDIATION
FD-04	Floor 01 · Plant Room North (FD60 Metal)	T:12.0 mm	Defect Found	Threshold gap 12.0 mm exceeds 10 mm fire-only limit. Fit threshold strip or extend drop-down seal.
FD-09	Floor 02 · Corridor Cross-Door (FD30S Composite)	H:3.5 Hg:3.0 L:3.5 T:3.0 mm	Advisory	ADVISORY Brush smoke seal compressed at lower lock stile; monitor & replace strip at next service.
FD-14	Floor 03 · Riser Cupboard C (FD60 20-min HM)	T:8.5 mm	Advisory	ADVISORY 8.5 mm threshold within 10 mm ceiling — confirm manufacturer primary test evidence covers 10 mm.

Statutory Refused-Access ("Best Endeavours") Log

1 Logged

Timestamped record of flat entrance and restricted door access attempts supporting Fire Safety (England) Regulations 2022 Regulation 10(5) "Best Endeavours" audit trails.

DOOR ID	LOCATION	ACCESS STATUS	ATTEMPT TIMESTAMP	RECORDED NOTES
FD-25	Floor 04 · Flat 402 Entrance Flat Entrance	Resident Refused Access	2026-11-24 10:18 UTC	Resident answered door and declined entry for annual flat entrance door check. Explained statutory fire safety inspection; appointment card left and escalated to Responsible Person for second written notice.

Cleared Doors Verification Summary (BS 8214:2026)

20 Cleared

DOOR RANGE	LOCATIONS & ASSEMBLIES	PERIMETER & THRESHOLD	14-POINT HARDWARE & SEAL CHECKS
FD-02, 03	Stairwell Lobby A & Riser B (FD30S / FD60 Timber & Metal)	H:3.0 Hg:3.0-3.5 L:3.0 T:3.0-4.0 mm	All 14 items passed: combined intumescent & cold-smoke seals intact, closer latches cleanly against stop, hinges tight, signage fitted.
FD-05..24	Floors 01-04 Flats, Lobbies & Risers (Timber, Metal & Composite)	2.0-4.0 mm perimeter · T ≤ limit	All 18 doors recorded No Defects across 14-point BS 8214:2026 checks: self-closers operational, smoke seals continuous, glazing & signage verified.

Inspector Sign-Off & Legal Notice

2026-11-24

INSPECTOR	Hedley Stirk
ORGANISATION	FieldRadar Ltd (Upgrade to Pro for custom logo)
INSPECTION SCOPE	25 Doors (Round 1 · UK BS 8214:2026 & Reg 10)
COMPETENCY DECLARATION	2026-11-24 08:38 UTC

INSPECTOR SIGNATURE



Non-Certification Notice: Inspection observation record prepared by the named inspector. ClearGap software records inspector-entered observations and measurements and does not certify statutory compliance, fire-resistance performance, or building sign-off.

Manufacturer Primary Test Evidence: Where manufacturer primary test evidence, global assessment, or third-party certification permits tolerances or hardware differing from generic BS 8214 / NFPA 80 defaults, the inspector's recorded determination governs.

SAMPLE — UPGRADE TO PRO TO REMOVE WATERMARK