



(1) Fire door frame gaps

**Agree the product to be used with the Directors** then apply mastic certified to resist fire for 30 minutes to both sides of gaps between each fire door set frame (believed to number 58, each with 2 doors) and the adjoining brick walls on each side according to the manufacturer's instructions.



This is required unless there is existing sound mastic fully filling the gap to the frame surface with no light visible through the gap. Gaps with existing sealant not to the surface, defective or missing sealant must be fully filled.

(2) Fire and riser door hinges

Check all hinges and screws are present on each fire door (believed to number 116), which should have three hinges, and each riser door (number 66), which should have two hinges. Fit replacement fire certified items to replace any missing without re-hanging doors.



(3) Riser door gaps

Check gaps between each riser fire door and floor (number 66). For all gaps that exceed 3mm, repair as follows.

Remove any existing inadequate wooden strip or other seal at floor level.



Fit a hardwood strip to the floor for the full width of the door frame extending from the front of the fire door to inside the inner edge of the door frame within the cupboard at a clearance of 2mm-3mm underneath the riser fire door (see image where properly fitted). Knot, prime and paint the new wood in colour black to match skirting.



Remove and dispose of all debris from each riser cupboard (whether gap work is required or not)

***Report any water meters fitted in riser cupboards to the Directors.***



(4) Riser fire sealing

Upgrade and where damaged repair fire sealing in each riser cupboard (number 66) to the standards now required.

Broken plasterboard must be replaced with fire-certified plasterboard. *Note, photograph and advise these locations so the cost of repairing damage can be re-charged to flat owners.*

Expanding foam sealant that was previously recommended but is no longer permitted is to be raked out to a suitable depth. All gaps must be blocked.

Any gap greater than 50mm in fire sealing must be blocked by cutting fire-certified plasterboard to shape and securely attaching it to cover the gap. Any gap less than 50mm and remaining gaps under 50mm around newly attached plasterboard must be blocked with mastic certified to resist fire for at least 30 minutes applied according to the manufacturer's instructions.

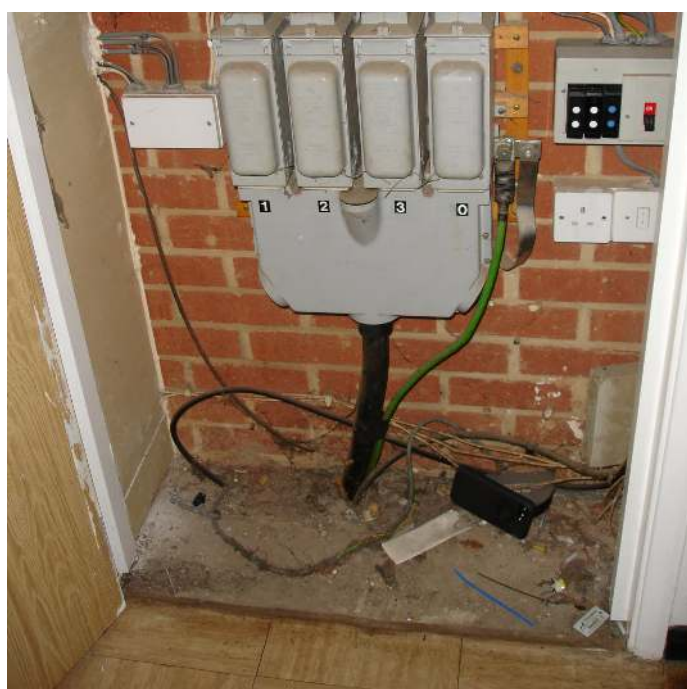
While checking each riser cupboard, replace and secure any conduit covers that have been left off the conduits.





(5) Voids where services enter flats

Fill voids where services enter flats. Any gap greater than 50mm must be filled with mortar suitable for brickwork. Avoid mortar dropping into the flat. Any gap less than 50mm can be blocked with mastic certified to resist fire for at least 30 minutes applied according to the manufacturer's instructions.



(6) Riser ground floor pest entry

Check each ground floor riser cupboard (number 21) for possible pest entry points and seal any gaps found, **except cable entry points** must not be blocked.

Gaps in fire resistant materials must be repaired as described in item (4). Gaps in concrete floors are to be repaired with suitable concrete. Small crevices that would allow mouse entry are to be repaired with pest proof filler containing metal strips.

***While checking each ground floor riser cupboard, advise the Directors of any open Ryefield electrical panel boxes, who will seal them again.***