



What is the difference between a cheap and a comprehensive fire door inspection?

At Doorassure, we are often asked to review the pricing of our fire door inspections.

[For your protection – and not out of arrogance – we decline.](#)

The difference between a cheap and a comprehensive fire door inspection does not boil down to receiving a document advising on the visual defects and failures of a doorset. As you read on, we hope it becomes clear that a comprehensive fire door inspection offers significantly greater advantages, including:

- 1. Demonstrating thoroughness, expertise, and the quality of the resulting documentation, serving as evidence of compliance and essential proof for audits and insurance purposes.
- 2. Ensuring compliance with fire safety regulations and standards, such as those outlined in the Regulatory Reform (Fire Safety) Order 2005 in the UK. A fire door inspection without actions does not comply.
- 3. Reducing the time your building and occupants are at risk by minimising the processes required to establish scopes, evaluate certification or cross certification and compliance and source suppliers by saving client management time and programme duration.
- 4. Identifying potential issues before they escalate, preventing costly replacements and extend the lifespan of fire doors whilst maintaining their effectiveness.
- 5. Reducing liability by ensuring fire doors are in optimal condition, helping building owners minimise their liability in the event of a fire by protection from potential legal action and financial loss.
- 6. Financially by saving costs on subsequent door inspection charges.





What does a comprehensive fire door assessment provide?

Comprehensive Assessments:

A detailed examination of every component, including the door leaf, frame, essential ironmongery such as hinges, closers, seals, and nonessential hardware. They may advise intrusive testing.

Rigorous background checks and investigation of original manufacturing information and installation details, when available.

- ▮ *Pssst! A badly fitted or poorly fire stopped doorset may fail faster than a visibly damaged one.*

Inspectors use specialised digital calibrated testing tools and techniques to identify even minor defects and, more importantly, understand what can or cannot be repaired.

Expert Knowledge:

Conducted by certified and experienced professionals who follow the latest fire safety regulations.

They can provide accurate assessments and recommend appropriate corrective actions in line with accepted repair techniques. Not every failure should result in a new doorset.

Detailed Documentation:

Comprehensive reports provide detailed findings, photographs, and recommendations. We advise on compliance issues and provide professional opinion on fire door compliance.

This provides a clear record of the inspection and facilitates effective maintenance and compliance. It further assists as an asset register for future inspections.

Liability and Assurance:

Comprehensive inspections come with greater assurance and potential liability from the inspecting company. For the client that means because we undertake greater compliance checks and make pro-active decisions on the works required, we give you greater peace of mind regarding your fire door compliance.



Corrective actions:

Comprehensive service fire door inspections may also include minor corrective actions, such as tightening loose screws, or other small adjustments, mitigating re-visit charges from others.

Cost and Liabilities:

Comprehensive inspections provide real time, robust quotations from those certified to undertake the work, including accurate fully certified designs and specifications for doorsets requiring replacements, with current costings. Consider how long it would take to “go out for others to offer prices, manufacturing facilities or project management” once a lesser report has been received.

They can assist in the dissemination between faults caused by low maintenance (Operational Expenditure), or damage caused by misuse (Capital Expenditure).

You shoulder the liability when instructing separate parties inspect, repair, replace and manage the works. Remember, liability includes responsibility for specification, co-ordination, manufacture, installation, and final compliance certification. Are you willing to take the legal responsibility for the performance of your fire doors in the event of a fire?

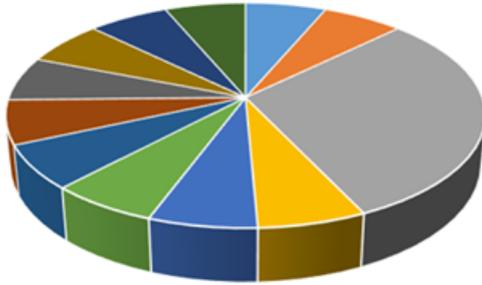
- ❗ *Pssst! It can take as long as four months to receive and evaluate separate remedial prices, still leaving you with the responsibility for compliance.*

Long Range Strategy:

Don't view a fire door inspection as a one-time event. Effective fire door compliance is a continuous process, starting with a comprehensive inspection. To minimise your liability, select inspection services that include the creation and consistent maintenance of a fire door asset register after each service, repair, or replacement. By leveraging a familiar and trusted third party, you can effectively manage your fire door responsibilities.

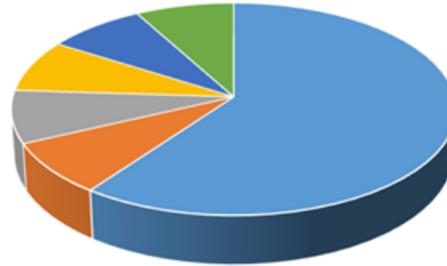


Stages with a Cheap Fire Door Inspection



- Pass / Fail Report with Visual Guidance
- Write Scope of Works and Specification
- Seek Suppliers Quotation for Replacement & Repair
- Review Prices and Offer. Ask Questions
- Review & Co-ordinate Specification & Detail
- Nominate Suppliers and Nominate Installers
- Instruct BM Trada Door Condition Report
- Review Specification and Detail
- Instruct New Door Survey
- Update Costs to reflect Final Scope of Works
- Instruct the Works
- Issue Completion Certification

Stages with a Comprehensive Fire Door Inspection



- Pass / Fail Report with Visual Guidance, Recommendations, Specifications, Compliance Checks, Robust Cost Budget
- Nominate Sub-Contractor
- Instruct New Door Survey
- Update Costs to reflect Final Scope of Works
- Instruct the Works
- Issue Completion Certification

❗ *Pssst! Did you know that no BM Trada Maintenance Scheme operative may undertake works to a fire door without undertaking their own chargeable comprehensive door inspection first.*

Cheap Fire Door Inspection

Fire Door Inspection £

Door Condition Survey ££

Inspection 2 ££

Final Cost ~~£££££~~

Days spent up to instruction **165**

Comprehensive Fire Door Inspection

Fire Door Inspection ££

Door Condition Survey ££

Inspection 2 Incl

Final Cost ~~£££££~~

Days spent up to instruction **80**



A cheap inspection may save you money upfront, but it could cost you dearly in time, golden thread accountability and particularly in the event of a fire, threat to life.

A comprehensive inspection provides greater assurance that your fire doors are in optimal condition, ensuring the safety of your building and its occupants.

Investing in a thorough and professional fire door inspection is crucial for ensuring fire safety compliance, protecting lives and your property.

Conclusion: Why You Must Pay More For Fire Door Inspections

Investing in a premium fire door inspection, like those offered by Doorassure, prioritises long-term value over short-term savings. While lower-cost options may seem attractive initially, they often result in costly future repairs and increased liability. Our comprehensive inspections guarantee proper fire door functionality, ultimately saving you time and money.





Assurance

Formal third-party assurance for main contractors from practical completion to end of liability

Doorassure will provide a comprehensive solution of fire door manufacture, installation & maintenance within a single chain of compliance, using third party assurance from BM Trada.

One company, no conflicts between manufacturer, approvals, certification, installation, record retention and maintenance.

Doorassure continue the journey of compliance and certification for the main contractor by inspecting and verifying all internal performance doorsets regardless of original manufacturer or installer and providing full third-party compliance with the fire safety act.

Benefits to the end user will include:

- Property registration.
- Manufacturers, installers, & fire stopping documentation upload.
- Annual (or defined periodic) fire door inspection with itemised fault report and dashboard update.
- Annual service and maintenance package.
- Continuous inspection and maintenance regime from receipt of building.
- Single source record of as built doors and ironmongery with manufacturers and installers certification.
- Single point access to historic inspections, recommendations, servicing, maintenance, and replacement activity.
- Third party proof of obligation for insurance and public record.