



Site Visit Report

External Doors

LHC Nº	Project title	Participating Body		Technical Officer		
35052	C5 External Doors Programme	Royal Borough of Kensington and Chelsea		AF		
Technical Manager: Chris Powell						
LHC Network supplier: Manse Masterdor						
LHC arrangement: C5M						
Installed by (if known): as above						
Status of the project: on-going			Snagging stage: ongoing			
Product specification: Door: Fire rated to BS 476-22						
Lock: Winkhaus Tru-lock with snib, handles: lever/lever, with ATT Thumb turn						
Cylinder: Euro cylinder, UAP ZL, open key system C/W 3 Keys						
Letter plate: Sleeved Fire rated+cowl, door closer - Barymatic concealed jamb						
<ul style="list-style-type: none"> Door identification 						
Leaf/external face	GRP✓	Thermoplastic	Steel	Timber		
Internal face	GRP✓	Thermoplastic	Steel	Timber		
Frame	Hardwood	Softwood	Thermoplastic✓	Other		
Side screens			Yes	No✓		
Fan lights			Yes	No		
<ul style="list-style-type: none"> Mastic: Has the correct mastic been applied neatly? 			Yes✓	No	SEE COMMENTS	
<ul style="list-style-type: none"> Fixings: 						
Protected from distortion:			Yes✓	No	SEE COMMENTS	
Protected from damp:			Yes✓	No	SEE COMMENTS	
Protected from damage:			Yes✓	No	SEE COMMENTS	
Packers has been used adjacent to fixings:			Yes✓	No	SEE COMMENTS	
<ul style="list-style-type: none"> Frame/screen rigid: 			Yes✓	No	SEE COMMENTS	
<ul style="list-style-type: none"> Distortion and gaps – extent and causes: n/a 						
Bow in leaf?			Yes	No✓	SEE COMMENTS	
Frame out of plumb?			Yes	No✓	SEE COMMENTS	
Frame bowed			Yes	No✓	SEE COMMENTS	
Gap between leaf and seal			Yes	No✓	SEE COMMENTS	
<ul style="list-style-type: none"> Hardware: condition and operation 			Good✓	Average	SEE COMMENTS	
<ul style="list-style-type: none"> Finishes: Condition 			Good✓	Average	SEE COMMENTS	
<ul style="list-style-type: none"> Making good: 						
Has making good been adequately carried out and have doors been left clean and free of marks and scratches?			Yes✓	No	SEE COMMENTS✓	
<ul style="list-style-type: none"> General appearance/standard of workmanship 			Excellent	Good✓	Average	Below average

LHC comments:

Technical Officer 

Technical Manager 

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Date of visit 31 May & 1 June 2011

Site visit report Nº2346

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This is a third report which includes several visits to the door replacement project. This project was inspected on 31 May and 1 June 2011.

On those days following properties have been inspected:

Grenfell Tower

162 – door was frame was out of plumb and it was not possible to lock the door. RLO and fitters have been advised and it was confirmed that a rectification was arranged.

163 – ok, handle was not a split spindle.

204 – ok, however at the time of my inspection resident was fitting additional lock.

192, 193 – ok.

King Charles House

Doors installed had fire rated fan light

18 – door closer needed to be adjusted, spyhole/knocker nuts needed to be tighten.

19 – door closer needed to be adjusted, spyhole/knocker nuts needed to be tighten.

13 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked.

16 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked. Additionally door numbers had screws missing.

17 – at the time of inspection fitter was installing it, I was able to observe distance between fixings, packers and fire foam applied in accordance to the installation manual.

26 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked. Additionally there was a gap between the trim and threshold which needed to be filled with silicone.

28 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked. Additionally drip detail was fitted off centre.

29 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked. Additionally ceiling before the door needed to touched up with paint.

35 – door was inspected externally and it appeared to be professionally installed, however fixings and operation of door closer were not checked.

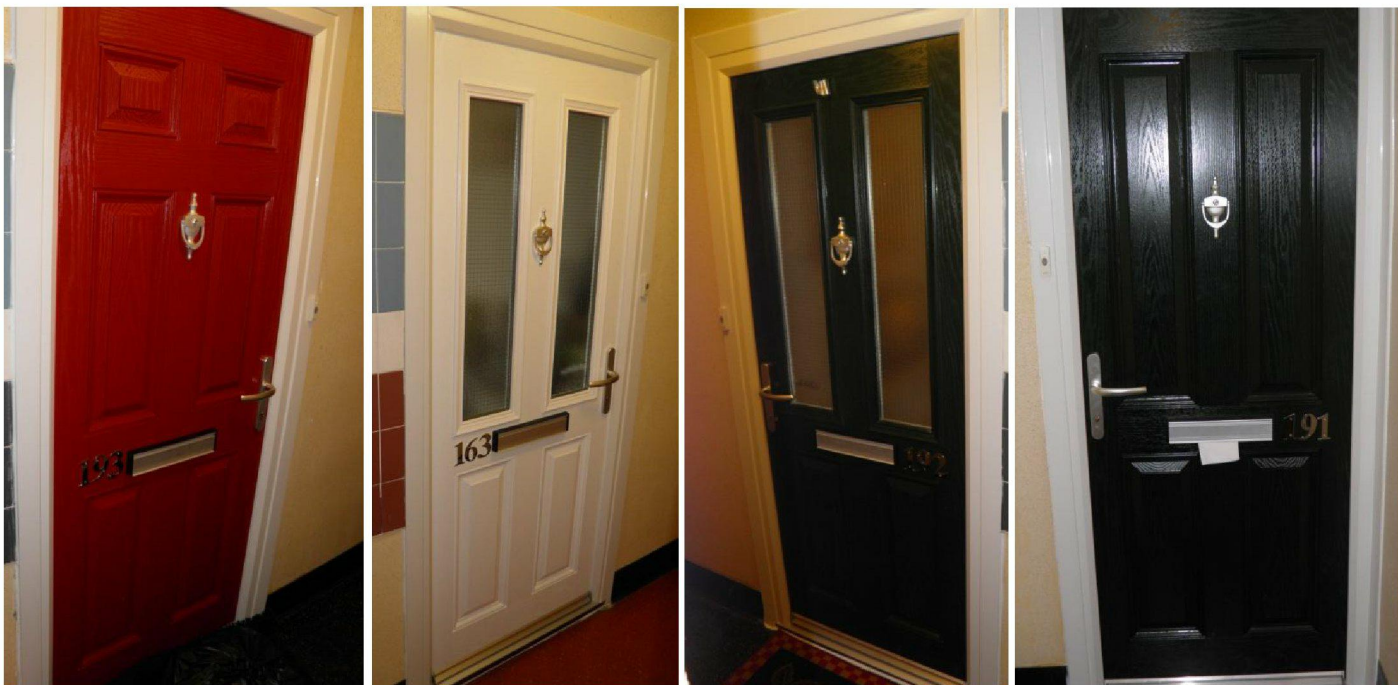
12 – at the time of inspection fitter was installing it, I was able to observe distance between fixings, packers and fire foam applied in accordance to the installation manual.

Following images illustrate my observations on site:

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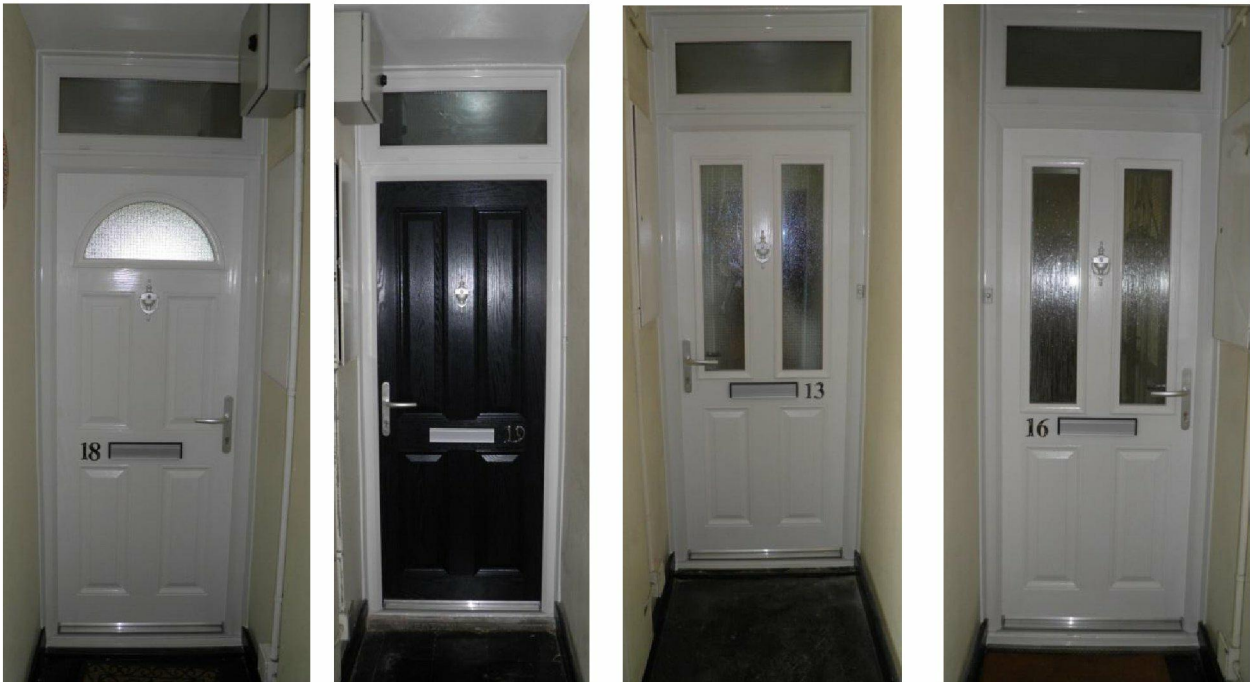
Flat 162 at Grenfell Tower where resident experienced problem with closing this door due to door/frame was fitted out of plumb.



These are illustrations of residents' door choices.

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King Charles House



In this building an overhead fan light was installed with the door. Fan light is 30 min fire rated.

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Gap between the door threshold and the trim.



This image illustrates that drip detail was fitted off centre.



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Ceiling needed to be touched up as it was slightly damaged during door installation.



This door closer is supplied and fitted for all inspected doors.



Fan light and door frames are fully foamed with fire rated foam.