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Fire dampers · Inspection

Fire Damper Inspection Report

Site
Calderbrook House
22 Calder Row, Bristol, BS2 0ZJ

Date inspected
10 November 2026

Report reference
Report 1018

Client
Calderbrook Estates

Outcome Action needed

1 damper: defect found - test due now · 1 not found · 1 compartment defect
Test due now: 2 dampers (RA-03, RA-05) · the other 4 on 10 June 2027, unchanged by this inspection
Compartment defect: RA-06 - gaps in the fire-stopping, make good (immediate)

This was a visual inspection. No damper was released or drop-tested, so this report does not show that any damper will close in a fire, and it does not replace the periodic test. Dampers marked NOW should be tested as soon as possible.

Please pass this report to whoever carries out the building's fire risk assessment.

Your trade body's badge here

Fire Damper Inspection Report

Site: Calderbrook House
22 Calder Row, Bristol, BS2 0ZJ
Date inspected: 10 November 2026
System: Riser A
Carried out by: Tom Reeve

Results key:
No defect seen · Remedial advised
Defect found - test due now
Not inspected (reason) · Not found · Removed
Visual inspection only - nothing released.

ID	Floor	Where	Blades seen	As found	Main finding	Fire-stopping	Result
RA-01	G	Riser A, ground level duct crossing	Panel	Open	None	Sound	**No defect seen**
RA-02	1	Riser A, first level duct crossing	Panel	Open	None	Sound	**No defect seen**
RA-03	2	Riser A, second level duct crossing	Panel	Partly closed	Blades partly closed, debris in the blade path	Sound	**Defect found - test due now**
RA-04	3	Riser A, third level duct crossing	Panel	Open	None	Sound	**No defect seen**
RA-05	4	Riser A, fourth level duct crossing	-	-	Ceiling void and the duct crossing, both sides	-	**Not found**
RA-06	R	Riser A, roof level duct crossing	Panel	Open	None	Gaps	**Remedial advised · compartment defect**

Totals	On register 6	No defect seen 3	Remedial advised 1	Test due now 1	Not inspected 0	Not found 1	Found on site 0

Photo log - as found

RA-01 · Riser A, ground level duct crossing · floor Ground	No defect seen

As found



Taken 10 Nov 2026, 10:05

RA-02 · Riser A, first level duct crossing · floor First	No defect seen

As found



Taken 10 Nov 2026, 10:05

Photo log - as found

RA-03 · Riser A, second level duct crossing · floor Second	Defect found - test due now

As found



Taken 10 Nov 2026, 10:05

RA-04 · Riser A, third level duct crossing · floor Third	No defect seen

As found

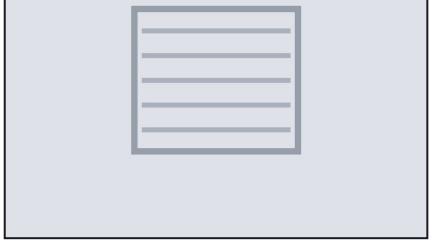


Taken 10 Nov 2026, 10:05

Photo log - as found

RA-05 · Riser A, fourth level duct crossing · floor Fourth — Not found

Where we looked



Taken 10 Nov 2026, 10:05

RA-06 · Riser A, roof level duct crossing · floor Roof — Remedial advised · compartment defect

As found



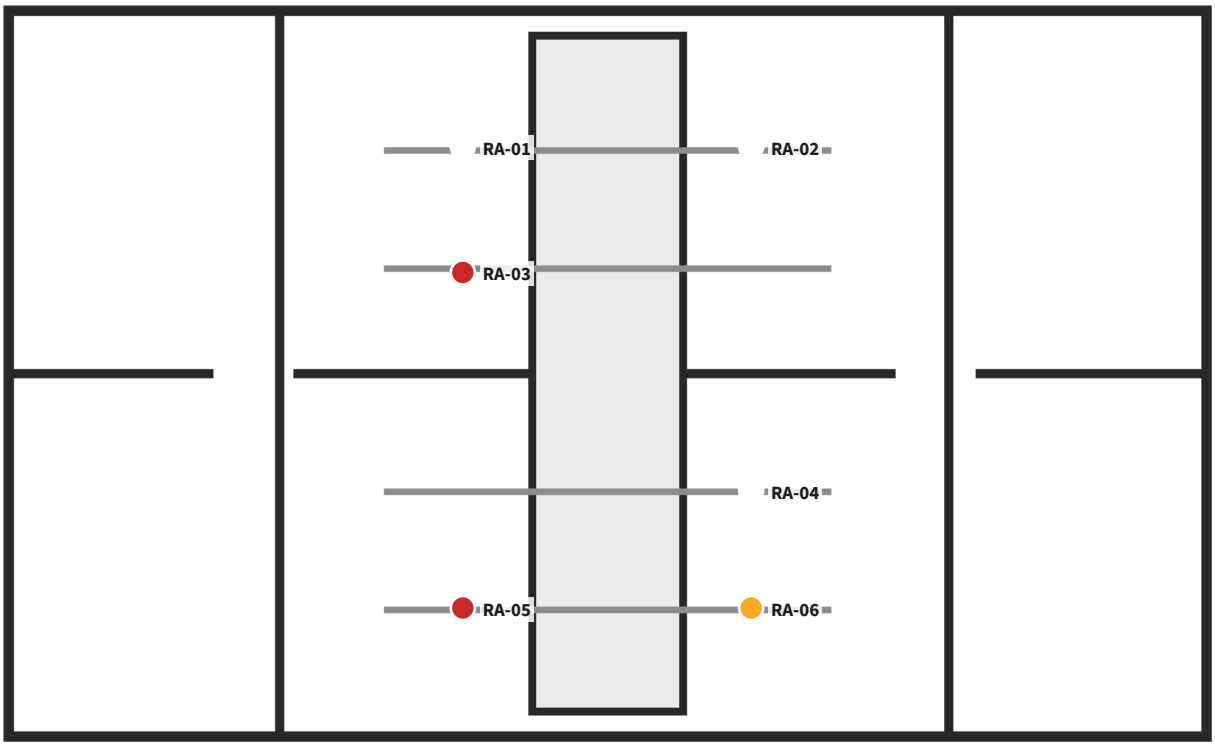
Taken 10 Nov 2026, 10:05

Fire-stopping



Taken 10 Nov 2026, 10:07

Damper Location Plan



The main services riser, ground to fourth floor, a damper where each duct crosses the riser wall

How the next test date is set

BS 9999:2017 recommends fire dampers are tested at least once a year.

Each damper keeps its own date, 12 or 6 months from its own test.
A Failed or Not tested damper is due now, until it is retested.
A retest moves only the dampers retested; the rest keep their dates.

This visit: 2 dampers due now · the rest 10 June 2027

Inspection statement

Compartment defects

RA-06 - gaps in the fire-stopping, make good (immediate)

Damper	Finding	Action needed
RA-03	Blades partly closed, debris in the blade path	Test (immediate)
RA-05	Ceiling void and the duct crossing, both sides	Find and test (immediate)
RA-06	Gaps in the fire-stopping	Make good (immediate)

Register changes found on site

RA-05 not found - proposed - the office confirms

Engineer observations / recommendations:
Condition inspection of the area between tests. Nothing was released or reset.

Inspected by Tom Reeve, a competent person. Nothing was released, reset or replaced.

Carried out by

Tom Reeve

Tom Reeve
10 November 2026

Authorised by

Sam Ellis

Article 17 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to ensure that facilities, equipment and devices provided for fire safety, such as fire dampers, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

This was a visual inspection. No damper was released or drop-tested, so this report does not show that any damper will close in a fire, and it does not replace the periodic test. Dampers marked NOW should be tested as soon as possible.

Basis of this report

An inspection is a visual check of each damper and its surroundings. Nothing was drop-tested, so an inspection never says Pass.

Words used in this report	
Action needed	A defect was found, a damper was not found, or there is a gap in the fire-stopping.
Incomplete	Not every damper on the register could be inspected, with the reason.
No defects seen - not tested	Every damper was seen and no defect was found by eye; none was drop-tested.

This report records the work done. It does not make the building compliant with any standard.