

Fire Damper Inspection Report

Compliant with BS 9999:2017 — Annual Damper Test & Inspection

SITE
Riverside Business Park, Unit 4

INSPECTION DATE
17 June 2026

ENGINEER
R. McAllister

CLIENT
Caledonia Property Management

REPORT REFERENCE
AIR-FD-2026-0417

NEXT INSPECTION DUE
17 June 2027

25 PASSED	2 FAILED	3 OBSERVATIONS	27 TOTAL DAMPERS
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1 SITE & VISIT DETAILS

SITE ADDRESS Riverside Business Park, Unit 4, Cumbernauld G68 9HQ	SITE CONTACT D. Forsyth, Facilities Manager
ENGINEER R. McAllister	ENGINEER CERTIFICATION FIA Fire Damper Competent Person
INSPECTION DATE 17 June 2026	ACCESS EQUIPMENT USED Step ladder, ceiling tile remover

REF	LOCATION	TYPE	RATING	RESULT
FD-001	Riser Cupboard, Level 1	Curtain Damper	120 min	PASS
FD-002	Riser Cupboard, Level 1	Curtain Damper	120 min	PASS
FD-003	Plant Room Ceiling Void	Blade Damper	90 min	FAIL
FD-004	Corridor, Level 2	Curtain Damper	120 min	PASS
FD-005	Corridor, Level 2	Curtain Damper	120 min	PASS
FD-006	Kitchen Extract Duct	Blade Damper	90 min	PASS
FD-007	Office Suite 3, Ceiling Void	Curtain Damper	60 min	FAIL
FD-008	Office Suite 3, Ceiling Void	Curtain Damper	60 min	PASS
FD-009	Office Suite 3, Ceiling Void	Curtain Damper	60 min	PASS
FD-010	Corridor, Level 3	Curtain Damper	120 min	PASS
FD-011	Corridor, Level 3	Curtain Damper	120 min	PASS
FD-012	Server Room AHU Duct	Blade Damper	90 min	PASS
FD-013	Server Room AHU Duct	Blade Damper	90 min	PASS
FD-014	Staff Canteen Extract	Curtain Damper	60 min	PASS
FD-015	Riser Cupboard, Level 2	Curtain Damper	120 min	PASS
FD-016	Riser Cupboard, Level 2	Curtain Damper	120 min	PASS
FD-017	Riser Cupboard, Level 3	Curtain Damper	120 min	PASS
FD-018	Riser Cupboard, Level 3	Curtain Damper	120 min	PASS
FD-019	Loading Bay Plant Room	Blade Damper	90 min	PASS
FD-020	Loading Bay Plant Room	Blade Damper	90 min	PASS
FD-021	Office Suite 1, Ceiling Void	Curtain Damper	60 min	PASS
FD-022	Office Suite 1, Ceiling Void	Curtain Damper	60 min	PASS
FD-023	Office Suite 2, Ceiling Void	Curtain Damper	60 min	PASS
FD-024	Office Suite 2, Ceiling Void	Curtain Damper	60 min	PASS
FD-025	Main Plant Room AHU-1	Blade Damper	90 min	PASS
FD-026	Main Plant Room AHU-2	Blade Damper	90 min	PASS
FD-027	Reception Corridor	Curtain Damper	120 min	PASS

FD-001 — Riser Cupboard, Level 1

PASS

Damper accessible for inspection

PASS

Blades free to operate full travel

PASS

Fusible link / actuator condition

PASS

Damper closes fully on test

PASS

Casing and surround free from damage

PASS

Access panel secure and labelled

PASS

FD-002 — Riser Cupboard, Level 1

PASS

Damper accessible for inspection

PASS

Blades free to operate full travel

PASS

Fusible link / actuator condition

PASS

Damper closes fully on test

PASS

Casing and surround free from damage

PASS

Access panel secure and labelled

PASS

FD-003 — Plant Room Ceiling Void		FAIL
Damper accessible for inspection		PASS
Blades free to operate full travel		FAIL
Fusible link / actuator condition		PASS
Damper closes fully on test		FAIL
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS
OBSERVATION Blade pack obstructed by accumulated debris within the duct void, preventing full closure travel. Damper reached approximately 70% closure on manual test before binding. Recommend duct clean local to damper and blade pack lubrication, followed by re-test.		
Damper photo Debris detail		

FD-004 — Corridor, Level 2		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-005 — Corridor, Level 2		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-006 — Kitchen Extract Duct		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-007 — Office Suite 3, Ceiling Void		FAIL
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		FAIL
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS
OBSERVATION Fusible link showing signs of corrosion and incorrect rated temperature element fitted (72°C fitted, 68°C specified for this application). Replacement with correct-rated link required before damper can be passed compliant.		
Fusible link photo		

FD-008 — Office Suite 3, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-009 — Office Suite 3, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-010 — Corridor, Level 3		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-011 — Corridor, Level 3		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-012 — Server Room AHU Duct		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS
OBSERVATION Damper operates correctly and passes all functional tests. Identification label on access panel is missing, likely removed during recent ceiling void works. Recommend re-labelling at next visit for ongoing traceability — does not affect fire performance.		

FD-013 — Server Room AHU Duct		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-014 — Staff Canteen Extract		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-015 — Riser Cupboard, Level 2	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-016 — Riser Cupboard, Level 2	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-017 — Riser Cupboard, Level 3	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-018 — Riser Cupboard, Level 3	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-019 — Loading Bay Plant Room	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-020 — Loading Bay Plant Room	
	PASS
Damper accessible for inspection	PASS
Blades free to operate full travel	PASS
Fusible link / actuator condition	PASS
Damper closes fully on test	PASS
Casing and surround free from damage	PASS
Access panel secure and labelled	PASS

FD-021 — Office Suite 1, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-022 — Office Suite 1, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-023 — Office Suite 2, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-024 — Office Suite 2, Ceiling Void		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-025 — Main Plant Room AHU-1		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-026 — Main Plant Room AHU-2		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

FD-027 — Reception Corridor		PASS
Damper accessible for inspection		PASS
Blades free to operate full travel		PASS
Fusible link / actuator condition		PASS
Damper closes fully on test		PASS
Casing and surround free from damage		PASS
Access panel secure and labelled		PASS

4 DEFECT REGISTER & RECOMMENDATIONS

REF	DEFECT	PRIORITY	RECOMMENDATION
FD-003	Blade pack obstructed, fails to fully close	HIGH	Local duct clean, lubricate blade pack, re-test
FD-007	Incorrect rated fusible link fitted	HIGH	Replace with 68°C rated link, re-test
FD-012	Access panel label missing	LOW	Re-label access panel at next visit

5 OVERALL OUTCOME

- Service Complete — Remedial Works Required**
2 of 27 dampers failed inspection. Remedial works detailed above. Re-inspection recommended within 28 days of remedial completion.

6 SIGN-OFF

ENGINEER SIGNATURE R McAllister Ryan McAllister 17 June 2026	CLIENT / WITNESS SIGNATURE D Forsyth David Forsyth, Facilities Manager 17 June 2026
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