SITE survey. APP

SITE SURVEY REPORT

Dry Riser Inspection Record

Prepared for	City Living Housing
Date	12 Oct 2026
Site	Queens Tower
Prepared by	L. Grant

FORM

Dry Riser Inspection Record

1. Building

Project	Queens Tower: annual dry riser test (completed example)
Client	City Living Housing
Site	Queens Tower
Site address	Queens Road, Sheffield
Date	12 Oct 2026
Engineer or checker	L. Grant, Riser Services
Check	Annual pressure test
Storeys	12
Does the building have two or more homes and is it at least 18 m high or 7 storeys?	Yes

> Fire Safety (England) Regulations 2022, regulation 7: in a high-rise residential building the responsible person must carry out monthly routine checks of essential fire-fighting equipment, which includes dry riser inlets and outlets, and keep a record that residents can see. If a fault cannot be fixed within 24 hours, it must be reported to the fire and rescue service electronically, and reported again when fixed.

> BAFSA guidance on rising mains to BS 9990: check dry risers every six months and carry out a wet pressure test every year. Article 38 of the Fire Safety Order requires equipment provided for fire-fighters to be maintained in efficient working order and good repair.

2. Inlet

Inlet location	Front elevation, by the main entrance
Inlet position	Inlet box by the main entrance, front elevation · 53.386120, -1.462880 (SK 35822 87831, ±5 m)
Inlet box, door and glass	OK
Dry riser inlet sign	OK
Inlet valves and caps	OK
Drain valve closed	OK
Clear access for the fire service	Defect

What is wrong?	Bike parked in front of the inlet; removed and a "keep clear" sign requested.

Photos of the inlet





Inlet items with a defect	1

3. Outlets

Outlets 1: 1

Floor	1
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 2: 2

Floor	2
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 3: 3

Floor	3
Landing valve closed, strapped and padlocked	OK

Blank cap and chain	OK
Outlet box and sign	OK

Outlets 4: 4

Floor	4
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	Defect
Outlet box and sign	OK
What is wrong?	Blank cap chain missing; replaced on the day.

Outlets 5: 5

Floor	5
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 6: 6

Floor	6
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 7: 7

Floor	7
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 8: 8

Floor	8

Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 9: 9

Floor	9
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 10: 10

Floor	10
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK

Outlets 11: 11

Floor	11
Landing valve closed, strapped and padlocked	OK
Blank cap and chain	OK
Outlet box and sign	OK
Outlets checked	11
Outlets with a defect	1
Defects found (inlet items and outlets)	2

4. Pressure test and result

Test pressure in the test procedure (bar)	12
Hold time in the test procedure (minutes)	15
Test pressure applied (bar)	12

Dry Riser Inspection Record

Held for (minutes)	15
Pressure at the end of the hold (bar)	11.9
Drop over the hold (bar)	0.1
Test against the procedure	Pressure and hold time met the procedure
Pressure held with no leaks?	Yes
Result	Faults found
Faults and action	Inlet access obstructed (cleared); level 4 cap chain replaced. All in efficient working order at the end of the visit.
Will the faults be fixed within 24 hours?	Yes
Completed by	L. Grant, Riser Services
Engineer signature	