

DMA ARCHITECTS

CONDITION REPORT

Building Survey & Assessment

Client	Marillac Housing Association
Property	8 Willmount Estate, Janesboro, Limerick
Property Type	Semi-detached dwelling
Existing Floor Area	Approx. 121 m ²
Inspection Reference	Visual inspection recorded 7 th July 2025
Prepared by	DMA Architects

Document Status

Condition report prepared from the supplied project information and the recorded visual inspection/adaptation schedule. Cost information has been intentionally excluded from this report.

IMPORTANT: This report distinguishes between observed/recorded existing conditions, deficiencies arising from the proposed community residential use, and proposed adaptation works. Items identified only as proposed works are not represented as existing defects.

01 Project Brief

Client: Marillac Housing Association

Property Address: 8 Willmount Estate, Janesboro, Limerick

Scope: Building Condition Survey and assessment of adaptation requirements for proposed use as a community residential unit.

The available project information records that the property was visually inspected on 16 August 2023 in connection with the identification of adaptation requirements for community residential use. This report has been prepared in the format of DMA Architects' Roscrea condition report and consolidates the available information into a condition and adaptation assessment.

The inspection basis is visual and non-destructive. Services have not been formally tested for the purpose of this report. No opening-up, structural calculations, CCTV drainage survey, asbestos survey, electrical periodic inspection or mechanical services inspection is recorded in the supplied information.

The report describes the dwelling insofar as supported by the supplied material, identifies matters requiring further investigation, and records proposed accessibility, fire-safety, services and external adaptations. It does not constitute certification of compliance with planning permission, Building Regulations, fire safety legislation, HIQA requirements, title or boundaries.

Where the supplied information describes an item as a proposed adaptation rather than an observed defect, this distinction is maintained throughout.

02 Introduction

The subject property is a semi-detached dwelling at 8 Willmount Estate, Janesboro, Limerick. The existing floor area is recorded as approximately 121 m².

The dwelling is proposed to be adapted for use as a community residential unit for Marillac Housing Association. The project information identifies a series of internal and external works intended to improve accessibility, fire safety, circulation, accommodation and the operation of the building for that use.

- A new rear extension is proposed to provide an additional bedroom, wet room and utility accommodation.
- The front entrance and external circulation are proposed to be adapted to provide improved level access.
- Existing internal door openings are proposed to be widened and fitted with fire-rated doors, frames and ironmongery.
- Fire-safety upgrades are proposed to the attic access, ceilings and dwelling party wall.
- Electrical upgrades are proposed, including fire alarm, emergency lighting and access-control installations.
- Mechanical adaptations and heating-control improvements are proposed.
- External works include revised parking, access, patio, drainage, boundary and rainwater arrangements.

03 Executive Summary

On the basis of the supplied project information, the dwelling is capable of being considered for adaptation to community residential use; however, substantial alteration and upgrading works are proposed before that use is established.

The supplied material does not identify evidence of major structural failure, subsidence or widespread fabric deterioration. Equally, the information is not a structural survey and does not provide sufficient evidence to certify the structural condition of the existing dwelling. Any structural alterations associated with the rear extension, widened openings or other load-bearing elements should therefore be designed and inspected by the project structural engineer.

The principal matters arising are:

- Accessibility: level access is to be improved at the front entrance, internal door openings widened, and the external patio/garden relationship adapted.
- Fire safety: existing internal doors are recorded as non-fire-rated; replacement fire-rated doors and frames, a fire-rated attic hatch, ceiling fire-protection measures and party-wall fire stopping are proposed.
- Electrical services: significant life-safety and control installations are proposed. A full survey of the existing electrical installation is required before works commence.
- Mechanical services: minor heating-control adaptations are allowed for, but a full survey of the existing mechanical installation is required before works commence.
- Sanitary accommodation: the existing main bathroom is proposed to be removed and new wet-room accommodation formed as part of the adaptation.
- External works: parking, ramped access, driveway/patio surfaces, drainage, boundary construction, rainwater disposal and the chimney cap require alteration or renewal as part of the project.

The property should therefore be regarded as requiring a coordinated refurbishment and adaptation programme rather than isolated minor works.

04 Building Condition

4.1 General Notes

- 4.1.1 The dwelling is recorded as a semi-detached residential property with an existing floor area of approximately 121 m².
- 4.1.2 The supplied information does not include a measured building survey, planning history, BER assessment, structural report or detailed construction build-ups. These items should be confirmed as part of detailed design.
- 4.1.3 The proposed works include a substantial rear extension and alterations to existing internal openings. Existing foundations, load-bearing walls, drainage routes and service locations should be verified before construction drawings are finalised.

4.2 Entrance & Internal Circulation

- 4.2.1 The front entrance is proposed to be altered to provide level access. The existing entrance door is to be removed temporarily, the threshold adapted, and the door refitted or otherwise coordinated with the final accessibility design.
- 4.2.2 Existing internal door openings are proposed to be widened. This indicates that the existing circulation arrangement does not satisfy the intended accessibility requirements for the proposed community residential use.
- 4.2.3 All existing internal doors and frames are recorded as non-fire-rated and are proposed for replacement with fire-rated doors, frames and appropriate ironmongery.
- 4.2.4 Door widths, clear opening dimensions, approach zones, ironmongery heights and thresholds should be verified against the final accessibility strategy before procurement.

4.3 Existing Floors & Finishes

- 4.3.1 The project information provides for removal of all existing floor finishes. No specific structural defect to the underlying floor construction is recorded.
- 4.3.2 New floor finishes are specifically identified to wet-room areas. Final finishes should be slip resistant, durable and appropriate for community residential use.
- 4.3.3 Any changes in floor level arising from removal and replacement of finishes should be coordinated to maintain level circulation and avoid trip hazards.

4.4 Bathroom / Wet-Room Accommodation

- 4.4.1 The existing main bathroom is proposed to be removed as part of the adaptation works.
- 4.4.2 A new wet room is proposed within the rear extension. Detailed design should address level access, falls, waterproofing, sanitary fittings, grab-rail provision where required, mechanical extract ventilation and safe transfer/turning space.
- 4.4.3 Existing water and waste services should be surveyed to confirm capacity and suitable connection points before construction.

4.5 Bedrooms & Storage

- 4.5.1 The proposed adaptation provides for four bedrooms in total, including an additional bedroom within the rear extension.
- 4.5.2 Fitted wardrobes are not included in this adaptation project and are not covered under the applicable funding scheme.
- 4.5.3 No room-specific structural defects to the existing bedrooms are identified in the supplied material.

4.6 Ceilings & Attic Access

- 4.6.1 The existing attic hatch is proposed to be replaced with a fire-rated hatch incorporating a proprietary access ladder.
- 4.6.2 A fire-rated coating system is proposed to existing ceilings. The existing ceiling substrate, joints, service penetrations and compatibility with the selected proprietary coating should be checked before specification.
- 4.6.3 Where ceilings are opened during works, concealed fire stopping, wiring and insulation should be inspected and upgraded as required.

4.7 Party Wall / Compartmentation

- 4.7.1 Fire stopping is proposed at the dwelling party wall.
- 4.7.2 The continuity of the separating wall should be inspected within the attic and at all service penetrations. Any gaps or discontinuities should be sealed using tested fire-stopping systems appropriate to the construction.
- 4.7.3 This report does not constitute a fire safety assessment. The final fire strategy should be coordinated with the proposed community residential use and relevant statutory requirements.

4.8 Internal Decoration

4.8.1 Full internal repainting is proposed following the adaptation works.

4.8.2 Local making-good should be anticipated around widened door openings, new services, fire-stopping works and connections to the rear extension.

4.9 Electrical Installation

4.9.1 The proposed electrical works include a new fire alarm system, emergency lighting, access controls, time clocks, thermostats, sensors and associated adaptations.

4.9.2 The supplied project information expressly requires a full survey of the existing electrical installation before works commence.

4.9.3 No conclusion should therefore be drawn from this report as to the safety, capacity or regulatory compliance of the existing electrical installation. A registered electrical contractor should undertake the appropriate periodic inspection and testing, with remedial works incorporated into the final scope.

4.10 Mechanical Installation

4.10.1 Minor internal mechanical adaptations are proposed, including thermostatic radiator valves and heating controls.

4.10.2 The supplied project information expressly requires a full survey of the existing mechanical installation before works commence.

4.10.3 Existing heating plant, distribution pipework, hot-water generation, ventilation and controls should be assessed for condition, capacity, energy performance and suitability for the proposed occupancy.

4.11 Rear Extension

4.11.1 A rear extension of approximately 40 m² is proposed to accommodate an additional bedroom, new wet room and utility room.

4.11.2 Access to the extension is proposed by forming a connection from the existing hallway through the area of the existing shower/bathroom accommodation.

4.11.3 The extension should be subject to full architectural, structural and building-services design, including confirmation of planning requirements, drainage, thermal performance, ventilation, fire safety and accessibility.

4.11.4 The junction between new and existing construction should be carefully detailed to manage structure, weathering, thermal bridging, damp protection and floor-level continuity.

4.12 External Access, Parking & Hardstanding

4.12.1 New parking is proposed within the front garden together with a new ramp to the front entrance and handrails.

4.12.2 New tarmac surfacing is proposed to the side and rear driveway areas.

4.12.3 New entrance gates are proposed. Gate widths, operating forces and clear approach areas should be coordinated with the accessibility requirements of the completed facility.

4.12.4 External gradients, crossfalls, thresholds and drainage should be designed so that accessible routes remain safe and free from ponding.

4.13 Rear Patio & Garden Access

4.13.1 The existing patio area is proposed to be adapted to facilitate level access from the kitchen to the garden.

4.13.2 Finished levels should be coordinated with damp-proof courses, drainage falls and threshold detailing so that accessibility improvements do not create moisture-ingress risks.

4.14 Drainage & Rainwater

4.14.1 External drainage diversion/adaptation works are proposed. The exact existing drainage layout is not established in the supplied material.

4.14.2 Additional rainwater outlets and soakaways are proposed.

4.14.3 Existing foul and surface-water systems should be surveyed prior to detailed design. Where soakaways are proposed, ground suitability, separation distances and discharge arrangements should be confirmed.

4.15 Boundaries

4.15.1 The boundary with the neighbouring property is to be left untouched, made good only where affected by the works. A new block-on-flat boundary wall, 2000mm in height, is proposed to the opposite site boundary, replacing the existing timber fence and concrete posts.

4.15.2 The precise legal boundary position is outside the scope of this report and should be verified before boundary construction is undertaken.

4.16 Chimney

4.16.1 Replacement of the chimney cap is proposed.

4.16.2 The supplied information does not identify the reason for replacement or record wider chimney defects. The chimney, flashings, flue and capping should be visually inspected at close range when safe access is available.

05 Summary & Recommendations

5.1 Items Requiring Attention Prior to / During Adaptation Works

- Commission a detailed measured survey of the dwelling and site, including existing floor levels, thresholds, drainage and service locations.
- Undertake a full electrical inspection and testing of the existing installation before finalising the electrical works.
- Undertake a full mechanical/heating services survey before finalising heating, hot-water, ventilation and controls proposals.
- Confirm the structural design of the rear extension and all widened or altered openings.
- Inspect and detail the continuity of fire compartmentation at the party wall, attic and service penetrations.
- Coordinate the fire alarm, emergency lighting, fire doors, ceiling protection and access-control requirements as one fire-safety strategy.
- Verify accessibility dimensions and levels throughout the entrance, internal circulation, wet room, parking and garden access routes.
- Survey the existing foul and surface-water drainage systems before undertaking diversions or installing additional rainwater disposal.

5.2 Adaptation Works Identified

- Rear extension to provide an additional bedroom, wet room and utility accommodation.
- Level-access adaptation to the front entrance.
- Removal of existing floor finishes and installation of appropriate replacement finishes.
- Removal of existing non-fire-rated internal doors and frames; widening of openings and installation of fire-rated doors, frames and ironmongery.
- Replacement of attic access with a fire-rated hatch and proprietary access ladder.
- Fire-protection treatment to existing ceilings, subject to substrate and system compatibility checks.
- Fire stopping at the dwelling party wall and associated penetrations.
- Internal redecoration and making good.
- Electrical life-safety, controls and access-control upgrades.
- Mechanical/heating-control adaptations.
- New/altered front parking, entrance ramp, handrails, driveway surfacing and entrance gates.
- Adaptation of the rear patio to provide level garden access.
- External drainage diversions/adaptations, additional rainwater outlets and soakaways.
- New block-on-flat boundary wall to the opposite site boundary, replacing existing timber fencing; neighbouring boundary left untouched.
- Replacement chimney cap.

5.3 Further Specialist Investigations

The following specialist inputs are recommended before construction work commences:

- Structural Engineer - rear extension, altered openings and any load-bearing modifications.
- Registered Electrical Contractor - periodic inspection/testing and design of upgraded installation.
- Mechanical Services Contractor / Engineer - existing heating, plumbing, ventilation and controls.
- Fire Safety Consultant, where required by the final use and statutory approval route.
- Refurbishment/Demolition Asbestos Survey - recommended before intrusive refurbishment or demolition works to an existing dwelling of uncertain age.
- Drainage survey where existing routes, condition or capacity cannot be established by inspection.

5.4 Overall Assessment

The available information supports a programme of significant adaptation to enable the property to function as a community residential dwelling. The principal project risks relate to coordinating accessibility, fire safety, building services and the new rear extension with the existing building.

The supplied information is not sufficient to identify or rule out concealed defects. Accordingly, opening-up and specialist surveys should be undertaken as necessary during detailed design and before irreversible construction works.

06 Photographic Report - As Recorded

The photographic section below is formatted to match the DMA Architects condition-report format. No standalone Willmount photographs were available in the source files supplied for preparation of this Word report. The numbered frames are therefore intentionally left as insertion points so that the original site photographs can be added without altering the report structure.

Once the site photographs are inserted, the corresponding references in Section 04 can be updated to 'Ref photo NN' where the image directly evidences the stated condition.



Photo 001 — Front elevation / entrance



Photo 002 — Front entrance threshold / access



[INSERT SITE PHOTO 003 — Internal circulation / typical doorway



[PHOTO 004 — Existing internal door and frame



[INSERT PHOTO 005 — Existing floor finish



[INSERT PHOTO 006 — Existing bathroom / shower accommodation

[INSERT



Photo 007 — Hall / proposed connection to rear extension



Photo 008 — Rear elevation / proposed extension area



Photo 009 — Rear patio / garden access



Photo 010 — Existing driveway / side access

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Photo 011 — Front garden / proposed parking area



Photo 012 — Existing drainage / rainwater arrangements



Photo 013 — Party wall / attic area



Photo 014 — Existing attic hatch / ceiling



Photo 015 — Electrical installation / distribution equipment



Photo 016 — Gas Mians connections at Front Road



Photo 017 — Rear boundary

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Photo 018 — Chimney / capping

07 Scope & Limitations

7.1 This report is based on the supplied project information and the visual inspection/adaptation record dated 16 August 2023. It is not a new physical inspection of the property by DMA Architects.

7.2 The inspection basis is visual and non-destructive. Concealed construction, foundations, underground drainage, wall cavities, roof voids not safely accessible, concealed services and finishes have not been opened up unless specifically stated.

7.3 Electrical and mechanical installations have not been formally tested for the purpose of this report. Specialist inspection and certification are required.

7.4 No structural calculations have been undertaken. References to structural work are recommendations for further design or investigation rather than certification of structural adequacy.

7.5 No asbestos sampling has been undertaken. A refurbishment/demolition asbestos survey should be obtained before intrusive refurbishment or demolition where applicable.

7.6 No legal-title, boundary, planning-history, fire-certificate or disability-access-certificate search has been undertaken as part of this report.

7.7 This report is prepared for Marillac Housing Association for the stated project purpose and should not be relied upon by third parties without the written agreement of DMA Architects.

7.8 Cost information has been deliberately omitted from this document at the client's request.

Prepared by DMA Architects

Condition Report - 8 Willmount Estate, Janesboro, Limerick