

SPECIFIC DEFECT REPORT

**Baldham House
Baldham, Seend
Melksham
Wiltshire
SN12 6PW**

Anthony Osborne Surveyors Ltd

Fieldways, The Street, Regil, Bristol, BS40 8BB

T:01275 472030 E:info@aosurveys.co.uk W:www.aosurveys.com

Registered Company Number: 10868799 Registered Office as above

**SPECIFIC DEFECT REPORT
IN RESPECT OF
Baldham House
Baldham, Seend
Melksham
Wiltshire
SN12 6PW**

**CLIENT
Hannah Birtles
Baldham House
Baldham, Seend
Melksham
Wiltshire
SN12 6PW**

**DATE OF INSPECTION
Thursday 25th September 2025**

**SURVEYOR
Joseph Osborne MRICS
Chartered Building Surveyor**

**OUR REFERENCE
25.439**

PRIVATE AND CONFIDENTIAL

**Date of Report
2nd October 2025**

INSTRUCTIONS

Our instructions were to advise on the condition of the main pitched roof coverings and structure at the above property. No other elements of the property have been inspected.

GENERAL DESCRIPTION

The subject property is a semi-detached dwelling, estimated to have been constructed originally in the 18th century and probably extended to the front in the early 19th century. We cannot be conclusive on the precise dates of construction. The property is Grade II Listed and be found under list entry number [1252106](#).

All directions given are from viewing the property from the front (west) elevation.

OBSERVATIONS

An inspection was carried out from ground level to the front and rear of the property, within the roof voids and also by gaining access to the inner roof slopes via roof lights.

The roof is double apex pitched roof with a lead lined central valley gutter dividing the two main sections. There is a dormer on the right-hand side.

Externally the roof slopes are covered with diminishing Cotswold stone slates. There is extensive frost damage and wear to the stone slates.

The rear roof slope is unfelted and there are multiple areas of daylight visible within the roof void. This creates a significant risk of wind-driven rain penetration given the exposed position of the property. Plastic underfelt has been installed to the inside of the roof structure, but this will not be effective as the material is not lapped into a gutter.

The remaining roof slopes are lined with vapour impermeable bitumen underfelt. The underfelt is of an age where it will have a limited lifespan. That being said, it does appear to be serviceable to the upper sections of the roof slopes in some areas, but it is deteriorated around the eaves and edges. Plastic material has been installed to the front roof slopes internally, presumably in an attempt to address water ingress. However, this is not a suitable repair as the underfelt will need to be lapped into a gutter.

The ridges are finished with ridge tiles bedded in mortar, which is extensively deteriorated. The rear hip is formed with mortar laid over the tiles, which is deteriorated and damaged.

There are two roof lights to the inner roof slope of the rear apex. There are gaps around the installation, which will be vulnerable to water ingress.

Our inspection of the central valley gutter was limited by debris, but we consider it highly likely that this too will need to be replaced and re-lined.

The edges of the roofs are detailed with mortar fillets. It would be better to use lead flashings in the future when repairs are carried out as leadwork is more durable and less susceptible to leaks than mortar fillets.

Internally at ground floor level to the rear left-hand reception room there is water damage to the ceiling and extensive dampness to the wall, which is believed to relate to an ongoing but intermittent roof leak.

Within the roof void there is sporadic active wood boring beetle infestation. The lack of ventilation will significantly increase the risk of further infestation and timber decay.



Damaged Cotswold stone slates.



Deteriorated hip detail to the rear right-hand side.



Unfelted rear roof slope with daylight visible in many areas.



Plastic underfelt installed internally to the front roof slope.





Active wood boring beetle infestation.



Water damage to the ceiling and wall within the rear left-hand reception room.



Modern imitation slates are convincing in appearance.

CONCLUSIONS & RECOMMENDATIONS

Given the overall condition of the roof coverings, it is our opinion that stripping and re-covering the roof slopes is now essential and should be undertaken as a matter of urgency. There is a high risk of regular water ingress into the roof voids due to the lack of underfelt and condition of the stone slates externally. This is likely to result in irreparable decay and damage to the original roof structure, original embedded structural timbers and original lath and plaster ceilings (which would be irreplaceable). Therefore, the condition of the roof is considered to put this Grade II Listed asset at significant risk. If left for an extended period the property could fall into a derelict state.

Finding enough Cotswold stone slates for use over the entire roof slopes is unlikely to be feasible to achieve in the required timescales. As the slates are diminished, specific

numbers of different sized slates will need to be sourced. Sourcing and locating this number of slates will be extremely difficult, if possible at all, as they are no longer manufactured and would need therefore to be salvaged. The cost is also likely to be prohibitively expensive.

It is our opinion that it would be possible to salvage enough slates for use on the outer roof slopes, with imitation stone slates on the inner roof slopes. The imitation stone slates are convincing in appearance from close up and will weather and match with the original ones. It would therefore be difficult to tell the two apart when they have been installed. The inner roof slopes are not in any event visible from ground level and this would therefore preserve the appearance of the building. By taking this approach, the original timbers and lath and plaster ceilings can be protected and this would provide long term protection of a Listed asset. The imitation slates are also likely to be lighter and therefore place less stress on the roof frame.

When the roof coverings are stripped, a budget should be allowed to treat wood boring beetle and carry out timber repairs. The use of a vapour permeable underfelt should be considered and it would also be sensible to upgrade the levels of insulation.



Joseph Osborne MRICS
Chartered Building Surveyor
RICS Number: 5884425

For and on behalf of Anthony Osborne Surveyors Ltd.

SURVEY TERMS OF ENGAGEMENT

1. We will not inspect woodwork or other parts of the structure and services which are covered, unexposed or inaccessible. We are, therefore, unable to report that any such part of the property is free from defects. It should be appreciated that there are parts of all structures which cannot be inspected fully. Whilst a careful inspection will be carried out, it will be inherently limited for properties which are occupied, furnished or have close fitting carpeting/coverings to floors etc. We will only inspect the areas relevant to the specific defect described in the letter of confirmation; no other parts of the property will be inspected and we will not accept liability for failure to identify or advise on other defects at the property which may be present.
2. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or opening internally not more than 3.0m (10 feet) in height above external ground level or other safe levels or bases. Where other areas of the subject property cannot be examined safely above this height, then such areas will be inspected using binoculars or camera zoom lens at ground level and at safe vantage points, if available.
3. The Report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts.
4. It will not be possible to inspect the interiors of the chimney flues.
5. This Report is for your use and whilst it may be shown to other professional advisors acting for you, the contents are not to be disclosed to, nor made use of, by any third party without the express prior written consent of Anthony Osborne Surveyors. Without such consent, we cannot accept responsibility to any third party.
6. No tests to services have been undertaken and our observations are based on a superficial and visual inspection only. The Surveyor will not be responsible for arranging specialist tests of drains, gas supply, plumbing, electrical wiring, switch gear, domestic hot water or central heating systems.
7. Please note that along with other Chartered Surveyors we frequently pay referral fees to third parties including estate agents. In this instance, no commission has been paid.
8. You will be informed of any potential or actual conflicts of interest.
9. The fee will be agreed and confirmed in writing. The fee must be paid in full in order for the report to be released. Fees paid in advance are not regarded as "Client's Money" as defined by the RICS Rules of Conduct.
10. Please note that this service does not include an asbestos inspection and it falls outside '*The Control of Asbestos Regulations 2012*'.

11. In making this Report, the following assumptions will be made: -

- (a) That no high alumina cement or calcium chloride additive or other detrimental material is used in the construction of the property.
- (b) It should be noted that there are high levels of potentially dangerous 'Radon' gas in isolated parts of the South West. We were not able to undertake tests and suggest that specialist advice is therefore obtained as required.
- (c) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings.
- (d) That the property and its value are unaffected by any matter which should be revealed by a local search and replies to the usual enquiries or by any statutory notice.

12. Where recommendations for repairs have been reported, estimates should be obtained. Where further investigation(s) have been recommended in the report, these should be carried out.

13. Complaints Handling Procedure. A copy of the firm's complaints handling procedure is available on request.

14. The report does not include a Market Valuation or re-build costs for insurance purposes.

15. It is essential to ensure that the property is fully insured for all losses, including subsidence.

16. You are entitled to cancel this contract. To cancel you are required to notify us in writing or via email. If we are notified at least 48 hours before the inspection our fees will be waived in full. If we are notified less than 48 hours before the inspection, we reserve the right to charge 50% of the quoted fee. Once the inspection has taken place, the fee will be payable in full.

17. We reserve the right to cancel the inspection on the day of inspection should our surveyor identify any unforeseen restrictions in relation to health and safety procedures/policies.

18. We confirm that as an RICS regulated firm our files may be subject to monitoring and may need to be provided to RICS upon request.

19. Anthony Osborne Surveyors Ltd is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Anthony Osborne, Managing Director, info@aosurveys.co.uk