



Tribunal for Scotland Housing and Property Chamber) (“the Tribunal”)

**STATEMENT OF DECISION OF THE TRIBUNAL UNDER SECTION 24 (1) OF THE
HOUSING (SCOTLAND) ACT 2006**

Case Reference FTS/HPC/RT/25/1181

Sasines Description: Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ being part of the subjects recorded in the General Register of Sasines for the County of Wigtown in the Disposition by Royal Bank of Scotland Plc with consent of the Trustee for Firm of James McHarrie and Sons, Barlockhart, Glenluce to Gibson McHarrie, Barlockhart, Glenluce and Mbiko Peter Gibson Siwo, Barlockhart aforesaid, to respective extents of 51% and 49% pro indiviso of farm and lands of Barlockhart including Barlockhart Quarry, extending to 558 acres in the Parish of Old Luce (otherwise Glenluce), referred to in the Disposition to National Commercial Bank of Scotland Limited recorded 15 December 1964 (under exception of subjects (1) Disposition to James Murray Baird and another recorded 25 June 1987, (2) Land Register Title Number 263 and (3) Disposition to W and J Barr and Sons (Scotland) Limited recorded 3 April 1986; which subjects last vested in the National Commercial Bank of Scotland Limited from whom the said granter acquired right by Interlocutor and Act dated 6 and 7 May 2008 and recorded on 8 May 2008

Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ (“the Property”)

Parties:

Dumfries and Galloway Council, Housing Standards, Ashwood House, Sun Street, Stranraer, DG9 7JJ (“Third Party and Applicant”)

Mr Raymond Townley-Maylon, Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ (“The Tenant”)

Mr Gibson Siwo, Barlockhart Farm, Glenluce, Newton Stewart, DG8 0JQ (“The Landlord and Respondent”)

Tribunal Members:

Melanie Barbour (Legal Member) and Andrew McFarlane (Ordinary Member - Surveyor)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) having made such enquiries as it saw fit for the purposes of determining whether the Landlord had complied with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 (“the Act”) in relation to the Property determined that the Landlord has failed to comply with the duty imposed by Section 14 (1) (b) of the Act and has determined to make a Repairing Standard Enforcement Order (“RSEO”). The decision is unanimous.

BACKGROUND

1. By application dated 17 March 2025 (hereinafter referred to as “the Application”) the Third Party applied to the Tribunal for a determination as to whether the Landlord had failed to comply with the duties imposed by section 14 (1) of the Housing (Scotland) Act 2006 (“the 2006 Act”).
2. The application stated that the Tenant considered that the Landlord had failed to comply with the duty to ensure that the Property meets the repairing standard, and that the Landlord had failed to ensure compliance with Sections 13 (1) (a), (b), (c) and (h) of the 2006 Act.
3. The Third Party attached the following with their application:-
 - a. Repairing Standard Checklist following a visit to the Property, dated 13 August 2024.
 - b. Summary of Events
 - c. Explanation of Tenancy
4. The Third Party believed that the Landlord had not complied with the following matters, namely,
 - a. That the house is wind and watertight and in all other respects reasonably fit for human habitation.
 - b. The structure and exterior of the house (including drains, gutters and external pipes) were in a reasonable state of repair and in proper working order.
 - c. The installations in the house for the supply of water, gas and electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order.
 - d. The house meets the tolerable standard, which includes

- i. It has an interlinked system of fire and smoke alarms and adequate carbon monoxide alarms
- ii. In the case of a house having a supply of electricity, it complies with the relevant requirements in relation to the electrical installations for the purposes of that supply
- iii. It has satisfactory provision for natural and artificial lighting, for ventilation and for heating.
- iv. It is substantially free from rising or penetrating damp
- v. It has an effective system for the drainage and disposal of foul and surface water
- vi. It has satisfactory access to all external doors and outbuildings.

5. The Third Party set out the issues in more particular detail as follows:-

- a. Bedroom 1 - extensive dampness evident in walls, black mould present
- b. Living Room - extensive dampness evident in walls, black mould present; defective panel heater
- c. Kitchen - extensive dampness evident in walls, black mould present
- d. Bathroom/ Shower Room - extensive dampness evident in walls, black mould present
- e. Hallways - extensive dampness evident in walls, black mould present; defective panel heaters; the level of dampness appears to have resulted in plaster disintegrating at floor level
- f. Dining Room - extensive dampness evident in walls, black mould present; unable to fully access due to belongings; defective panel heater
- g. General -
 - i. extensive dampness evident in walls and ceilings, black mould present. The extent of dampness present equates to below the Tolerable Standard. Is a damp course present? Damp Survey is believed necessary for professional advice on dealing with the substantial issue.
 - ii. Consumer unit indicated last inspected by a competent person on 26 May 2010.
 - iii. Only functioning panel heater is in the bedroom.
 - iv. Hot water obtained from the kettle/pan on the cooker as the immersion heater is defective.
- h. Exterior -
 - i. Flat roof at rear reported to be leaking
 - ii. Gutters are unable to function due to vegetation

- iii. Facia boards untreated
 - iv. Loose, broken and missing slates to the front and rear elevation
 - i. There was no electrical installation condition report or energy performance certificate available at the Property.
- 6. The application was accepted by the Chamber President and was referred to this Tribunal for consideration on 11 April 2025.
- 7. The Tribunal intimated to all parties that they would inspect the Property on 18 September 2025 at 10:30. Parties were advised that a teleconference hearing would take place on the same date at 15.00 hours.
- 8. The Landlord submitted written representation and documents before the hearing, namely,
 - a. Written representations dated 26 August 2025
 - b. Vouching emails from Warmer Energy dated 27 March 2024 and 5 November 2024
 - c. Further written submissions received on 15 September 2025
- 9. The Third Party submitted written representations, namely an updated summary of events, which were received by the Tribunal on 10 September 2025.
- 10. The Tenant submitted written submissions on 10 September 2025.
- 11. On 18 September 2025, Mr. Adam Black from the Dumfries and Galloway Council appeared on behalf of the Third Party at the inspection. Also in attendance was the Tenant and his wife. The Landlord did not attend the inspection.
- 12. In attendance at the hearing was Mr. Black for the Third Party. There was no appearance by the Tenant; he had advised that he would not be attending. Mr. Gibson Siwo, the Landlord, attended the hearing. The Landlord advised that he had not attended the inspection as he had not realised that it was taking place at the Property. He did not object to the hearing proceeding, although he had not attended the inspection himself.

PROPERTY INSPECTION

13. The Tribunal inspected the Property on 18 September 2025. The Tribunal took photographs during the inspection, and reference is made to the Photograph Schedule attached.
14. The Property comprises a one-storey detached Property, around 120 years of age. The Property is mainly of traditional stone construction under a pitched tiled roof. There is an extension, of more modern construction, with a flat roof to the rear of the Property. The accommodation comprises a living room, kitchen, dining room, bedroom and a shower/bathroom. On the date of the inspection, the weather was bright, clear and dry.
15. The Tribunal found the following matters during the inspection:-
 - a. Bedroom 1 - extensive dampness on walls, black mould present and black mould supports the existence of dampness.
 - b. Livingroom. - dampness, black mould present on walls and ceiling, and black mould is indicative of dampness; the panel heater did not appear to be working, it was a storage heater
 - c. Kitchen - dampness, black mould present on walls and ceiling, and black mould is indicative of dampness
 - d. Bathroom - dampness, black mould present on walls and ceiling, and black mould is indicative of dampness
 - e. Hallways - dampness, black mould present on walls, and black mould is indicative of dampness; defective panel heater did not appear to be working; plaster coming off the walls, including the inner wall at the rear hall
 - f. Dining room – extensive dampness, black mould present on walls and ceiling, and black mould is indicative of dampness; wallpaper peeling off walls; unable to access all of the room due to part of the floor collapsing; panel heater not working.
 - g. All rooms suffered from dampness
 - h. No available EICR or EPC
 - i. The panel heater in the bedroom appeared to be the only working one in the Property
 - j. It appeared that there was no working hot water immersion heater
 - k. Flat roof at the rear of the Property, there were reports of leaking, at the inspection, the conditions were dry, and there was no evidence of leaking;

however, the Tribunal were unable to conclude that there was no leaking in this area.

- l. Gutter debris was noted at the extension and on the rear elevation of the main building.
- m. Facia boards were not in good condition with clear breakdown of decorative finish.
- n. The garden was overgrown and prevented access around the Property; there was noted to have been some work clearing the garden area close to the rear walls of the property.
- o. There were no smoke or heat alarms found other than the temporary ones installed by the Scottish Fire Service

HEARING

- 16. After the inspection, a hearing was held by teleconference. The Ordinary Member confirmed the outcome of the Inspection. He also advised the Landlord that there was a Scottish Government document entitled *The Repairing Standard Statutory Guidance*, and this was a useful document which provides information relating to the repairing standard.
- 17. The Landlord advised that he accepted the issues which had been highlighted in the Repairing Standard checklist, for the most part, were works that would need to be carried out to the Property. He advised that he had only found out that there were issues with the Property after there had been a family death in his family. The Tenants had been in the Property for 36 years, and there was a lot of stuff he had not been aware of. He advised that the Tenants had not raised the issues earlier with the Landlord. He lives less than a mile away.
- 18. The Landlord was asked if he was defending the application, considering the submissions he had lodged. He advised that he was not defending the application. He advised that he had spoken to the company Warmer Energy Solutions. They were prepared to come to the Property, carry out heating tests and electrical tests, and install heating, insulation and solar panels. He had spoken to the Tenant about this. The Tenant advised that he qualified for grants for the work to the Property. The Landlord had wanted to proceed with the works. He received an email from the

company engineer in around November 2024 and they advised that they were not able to complete the survey due to excessive boxes and clutter in the house; they would be unable to fit anything in the house given the cluttered condition of the house, they advised that they could be advised when the house had been cleared and they would be able to proceed to do the survey and works at that time. The Landlord advised that he wanted the works to be done. The Landlord understood that the Tenant accepted that the Property had to be cleared too.

19. He advised that he did not receive a high rent for the Property. He submitted that the Tenant had not kept the Property in the best of condition. The Landlord noted that the last time he had been at the Property, fixing a water pipe he had noted that rubbish had been thrown out of the back door. It had been the Landlord's grandfather who had rented out the Property to the Tenant. He did not want to be an overbearing or complaining Landlord.
20. He advised that when he had taken over the Property as the Landlord, he had approached the Tenants and asked that they enter into a formal written tenancy agreement; they refused to do so, and he had received a lawyer's letter advising they would not enter into a written tenancy agreement.
21. The Landlord advised that the Tenants had originally removed the central heating system. This was done a long time ago; he said his grandfather had been livid about this at that time. He advised that he did not have any photographs or documents of the central heating system in place at that time. He also advised that his grandfather had not taken any action at that time against the Tenant.
22. The Landlord was asked about his written submission, which referred to the Tenant having carried out unauthorised alterations to the Property. He advised that he was referring to the fact that the Tenant had removed the central heating system. He considered that there was a connection to the damp and mould in the Property with the removal of the central heating system. He also referred to the damage to the flooring in the dining room, which he had not been aware of. He referred to no other alterations.
23. The Landlord advised that he believed that the Scottish Fire Services had fitted the smoke and heat alarms. He did not know that they were only a temporary measure. He did not consider it was the Landlord's job to tidy up the Tenant's rubbish. He submitted that the Landlord had previously redecorated and deep-cleaned the kitchen.

24. The Third Party submitted that the Repairing Standard Checklist had been prepared and sent to the Landlord over 1 year ago. He submitted that while the Landlord had accepted that there were serious issues to be addressed at the Property, there had been no action taken by the Landlord to address these matters even though some of the issues could be addressed quickly.
25. Mr Black advised that the Property had been cleared by the Tenant. He advised that there had been a skip at the Property, and it was full of personal items. He suggested that the Landlord would have been aware of the skip and therefore known that the Property had been cleared.
26. The condition of the Property fell foul of the repairing standard both internally and externally.
27. The Tenants are elderly and suffer from poor health. He would have expected a reasonable Landlord to have taken action to address the issues within the Property which fell below the repairing standard.
28. He did not think it would be appropriate to make an order which would allow a long timescale to complete the works. He submitted that some of the works could be addressed fairly quickly, for example the fitting the smoke alarms, heat alarms, and having the EICR prepared. He advised that he had hoped that these matters might have been the subject of direction and as they were not, he asked that there be no further delay. He did not believe that Warm Energy Solutions would carry out the EICR or fit the smoke or heat alarms. He submitted that a 6-week period to get the EICR and the alarms installed would be sufficient time. He accepted that there were other issues at the Property which would take longer to address.
29. Mr Black advised that it was the Tenant who had initiated the contact with Warmer Energy Solutions. He advised that the Third Party checklist made it clear that the Scottish Fire Service had only provided temporary smoke alarms.

FINDINGS IN FACT AND LAW

30. Having viewed the Property and having considered the available evidence before it, the Tribunal makes the following findings in fact and law: -
31. The Landlord is the owner of the Property, and the title is recorded in their name.
32. The Landlord is the registered Landlord for the Property.
33. The Tenant took entry to the Property around 35 years ago. The Tenant has paid rent to the Landlord since that date. The Landlord currently receives housing benefit for the Tenant. There is no written tenancy agreement. In the absence of such there is in place an assured tenancy between the parties.
34. The Property is a private rented property.
35. On 16 August 2024, prior to making the application the Third Party notified the Landlord about their assessment in their repairing standard checklist.
36. The Third Party had arranged for the Scottish Fire and Rescue Service to install temporary smoke alarms at the Property around August 2024.
37. On 4 October 2024, the Landlord contacted the Third Party to confirm that he intended to carry out all necessary remedial works, including installing a new heating system and other necessary works.
38. Around November 2024 Warmer Energy Solutions intended to survey the Property, to consider Property insulation, air source heat pumps installation and an energy efficient assessment. The survey was not completed as the Property could not be accessed due to excessive clutter and boxes within the Property. This clutter and boxes belonged to the Tenant.
39. In early 2025, the Third Party assisted the Tenant to clear the Property of clutter and boxes.
40. The bedroom has extensive dampness on the walls, with black mould present.
41. The living room has dampness, with black mould present on the walls and ceiling. The panel heater did not appear to be working.

42. The kitchen has dampness, with black mould present on the walls and ceiling.
43. The bathroom has dampness, with black mould present on the walls and ceiling.
44. The front and rear hallways have dampness, with black mould present on the walls; there was a defective panel heater which did not appear to be working; there was plaster coming off the walls including the rear hall inner wall.
45. The dining room has extensive dampness, with black mould present on walls and ceiling; there was wallpaper peeling off the walls; the room could not be fully accessed due to part of the floor having collapsed; the panel heater was not working.
46. There was no electrical installation condition report or energy performance certificate available for the Property.
47. The panel heater in the bedroom appeared to be the only working one in the Property
48. It appeared that there was no working hot water immersion heater in the Property.
49. It was unknown if the flat roof at the rear of the Property leaked, as on the day of the inspection, the conditions were dry, and there was no evidence of leaking on that date.
50. There was debris in the gutters at the extension and also in those to the rear of the Property.
51. The Property fascia boards were in poor condition.
52. The Property garden was overgrown and it prevented access around the Property.
53. There were no permanent fitted smoke or heat alarms. There were temporary smoke alarms which had been installed by the Scottish Fire and Rescue Service.
54. The Landlord accepted that the Property failed to meet the repairing standard.
55. The Property failed to meet the Repairing Standard.
56. The Property is not wind and watertight and in all other respects reasonably fit for human habitation.

57. The structure and exterior of the Property (including drains, gutters and external pipes) are not in a reasonable state of repair and in proper working order.
58. The installations in the Property for the supply of water, gas and electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are not in a reasonable state of repair and in proper working order.
59. The Property does not meet the tolerable standard, as, it does not have an interlinked system of fire and smoke alarms ; it does not have a supply of electricity, which complies with the relevant requirements in relation to the electrical installations for the purposes of that supply; it does not have satisfactory provision for heating; it is not substantially free from rising or penetrating damp; and it does not have an effective system for the drainage and disposal of foul and surface water.

REASONS FOR DECISION

60. The Tribunal had regard to what it found at the Property inspection, all parties written and oral submissions and considered the evidence before it. The Tribunal had regard to the statutory obligations imposed upon a residential Landlord to comply with Scottish Government guidelines. We also considered the terms of sections 13 and 14 of the 2006 Act in relation to the repairing standard.
61. We find that the Property is let as a residential tenancy.
62. We found evidence of dampness in all rooms in the Property. There was black mould present in each room in the Property on the walls, and also on a number of the ceilings. There was wallpaper peeling off in the dining room. The property was not, therefore, substantially free from rising or penetrating damp and further, it was not therefore, reasonably fit for human habitation.
63. There was no electrical installation condition report or energy performance certificate available for the Property. It appeared that there was no working hot water immersion heater in the Property. There was no working central heating system in the Property, other than one working panel heater in the bedroom. The Property did not therefore

have satisfactory heating provision, and the installations in the house were not in a reasonable state of repair and proper working order.

64. The structure and exterior were not in reasonable condition. Plaster work had disintegrated in the rear hallway. The Flat roof at the rear of the Property was reported to leak. At inspection, the conditions were dry, there was no evidence of leaking on that date; however, the Tribunal were unable to conclude that there was no leaking in this area. There was gutter debris at the extension to the rear of the Property. The fascia boards were in poor condition.
65. The property did not have an interlinked system of fire and smoke alarms , and there was no evidence that the supply of electricity complied with the relevant requirements in relation to electrical installation for the purposes of that supply. There were no permanent fitted smoke or heat alarms, other than the temporary smoke alarms installed by the Scottish Fire and Rescue Service.
66. These matters lead to a finding that the Property fails to meet the repairing standard.
67. While we find that there was not satisfactory access to the rear door of the Property, and the garden was overgrown and prevented access around the Property, we considered that this was an issue which should have been addressed by the Tenant. We do not intend, therefore, to impose any order upon the Landlord in respect of the garden being overgrown.
68. The Landlord accepted that the issues raised by the Third Party in the repairing standard checklist required to be remedied. Importantly, he also advised that he intended to carry out these repairs.
69. There was some reference in his written representations that the deterioration of the Property had been caused by the actions of the Tenant; however, at the hearing, he was unable to provide any detail of this allegation, or what unauthorised alterations he said had been carried out to the Property by the Tenant other than to cite the replacement of the central heating system being unauthorised. In addition, it is noted that the Tenant accepted that their actions by cluttering the Property may have impacted the Property condition in a negative way, but they submitted that this was due to the failure by the Landlord to carry out repair and maintenance works as they were notified to him.

70. The Tribunal considered if these issues were relevant to its determination and whether they provided the Landlord with a defence under section 16 (1)(b)(i) of the 2006 that the section 14 duty does not require any work to be carried out for which the tenant - is liable by virtue of the tenant's duty to use the house in a proper manner.

71. We do not consider that the information before us provided the Landlord with any defence, for the following reasons:-

- a. The Landlord indicated that he was not defending the matter. He also confirmed orally and in writing that he would undertake to address the works required to bring the Property up to a modern standard.
- b. A number of the works needed are not related to any actions undertaken by the Tenant, for example the EICR and EPC, and installation of the smoke and heat alarms. Works to the external structure of the Property would also not be relevant to the alleged actions by the Tenant. There is no defence to these works having to be carried out.
- c. In terms of the alleged removal of the central heating system and whether that had led or contributed to the associated dampness. The Landlord advised that the original central heating system had been removed years before, (he was unable to say when) and no action was taken by his grandfather, the Landlord at that time. We can only conclude that the Landlord had accepted the installation of the new heating system, if not explicitly, then implicitly, as nothing was done to address the issue at the time or in the intervening years after that. In addition, the Landlord refers to having done various works to the Property over the years, and they must have therefore been aware of the condition of the Property during those works being carried out. Again, there is no evidence of any action being taken against the Tenant in relation to their use of the Property. It is considered that the conduct of the Landlord would personally bar him from now seeking to rely on the alleged use of the Property by the Tenant, in removing the central heating system years before and installing a new one.
- d. In addition, we note the submission by the Tenant about the central heating being replaced. They say that it had been replaced on more than one occasion with the consent of the Landlord. They refer to the replacements being made through a grant system, and the Landlord's consent having been required and obtained. We think that there is a ring of truth to that submission, noting that there have been grants for windows previously and the proposed heating provision is to be funded through a grant system.

- e. It is also the Tenant's position that they have notified the Landlord that the heating system was not working and the Landlord failed to have repairs and maintenance carried out to it. The Landlord presented no evidence of any repair or maintenance work being carried out to any heating system within the Property.
- f. Finally, there is no evidence before the Tribunal which would link the removal of a central heating system by the Tenant many years ago with the current condition of the Property. We do not know anything about that system, and whether or not it had been in good working order all those years ago.
- g. The Tribunal considers, therefore, that the provision in section 16(1)(b)(i) does not apply in this case.

72. The Tribunal concluded that the Property does not meet the repairing standard in terms of section 13 of the 2006 Act. Further, the Tribunal determined that the Landlord had failed to comply with the duty imposed by section 14 (1)(b) of the 2006 Act in respect of the matters set out above, and accordingly the Tribunal is therefore required to make a repairing standard enforcement order ("RSEO").

REPAIRING STANDARD ENFORCEMENT ORDER

73. In determining the terms of the RSEO we have had cognisance of the application, the submissions by the parties (both in writing and at the Hearing), the results of our inspection and findings.

74. In cases such as this one, the formulation of the terms of an RSEO is complex. As a matter of law, the Tribunal can only include matters in the RSEO which were intimated to the Landlord and for which he had a period during which to resolve. Further, the Tribunal does not generally defer decisions on the extent of works to third parties.

75. In this case, the Tribunal notes that defects in the floor to the Dining Room were uncovered after intimation to the Landlord. The Landlord proposes to undertake works which he has outlined in correspondence, and almost inevitably, further issues will be uncovered either prior to or during those works.

76. Whilst surveys have not yet been completed to establish if the works indicated in the submissions can be carried out, if these prove that they can, there may then be

questions about whether the Tenant can remain in occupation during the works. This is a matter which the Landlord and Tenant will have to resolve between themselves.

77. The Tribunal require an EICR to be prepared. This requires the electrical installation to be tested and inspected in a manner that the Tribunal cannot undertake. The person undertaking the testing and inspection cannot leave the installation as it is if that person concludes that there is any danger to the occupants. The Tribunal has addressed this aspect in our order. The EICR should be submitted to the Tribunal. We will then consider the need for further direction, if required. If the works currently planned by the Landlord are carried out, this may require major adjustment or replacement of the current electrical installation. We would confirm that that would not be a reason not to immediately address items which could put the occupants in any danger.
78. Temporary smoke and heat detection has been installed by the Scottish Fire and Rescue Service. These require to be replaced with a system to comply with Scottish Government Statutory Guidance. This may be able to be done in a manner which would allow the system to be re-used when the other works required are carried out.
79. Both of these matters, EICR and smoke and heat detection and alarm, are given short timescales for compliance, given the potential danger to occupants of the house.
80. The Tribunal considers that there are probably a number of causes of the dampness and mould growth noted in the Property. Determining which cause or causes are involved in particular areas is not easy as a result of the type of inspection a Tribunal can undertake. None of the actions required in the RSEO will, in themselves, be sufficient to address the issues, but in combination, they are expected to.

RIGHT OF APPEAL

Landlords, Tenants or third-party applicants aggrieved by the decision of the Tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

EFFECT OF SECTION 63

Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the

appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the date on which the appeal is abandoned or, so determined.

M Barbour

Legal Member

Date 26 September 2025

Photograph Schedule Attached



Property Address

Barlockhart Cottage
Glenluce
Newton Stewart
DG8 0JQ

Case Reference

FTS HPC RT 25 1181



Schedule of Photographs taken during the
inspection by tribunal members on 18
September 2025



1. Living Room



2. Living Room



3. Living Room



4. Kitchen



5. Kitchen



6. Dining Room



7. Dining Room



8. Dining Room



9. Dining Room



10. Dining Room



11. Rear Hallway



12. Rear Hallway



13. Rear Hallway



14. Rear Hallway



15. Bathroom



16. Bathroom



17. Bathroom



18. Front Hallway



19. Front Hallway



20. Bedroom



21. Bedroom



22. Rear Elevation



23. Rear Extension



24. Rear Roof



25. Front Elevation



26. Front Roof



27. Front Roof



28. Front and Gable Elevations



29. Rear Extension



30. Gable Elevation