



**Photograph Schedule**  
**141B Ayr Road, Newton Mearns, Glasgow**  
**KG77 6RE**

**Case Reference:** FTS/HPC/RP/25/2535

**Date of inspection:** 19/01/2026

**Time of inspection:** 10.00 am

**Weather conditions:** Dry and sunny

**Present:** Mrs Josephine Bonnar – Legal Member  
Mr Nick Allan – Ordinary Member  
Ms Ammara Imran – Tenant



Photo 1 – Front elevation



Photo 2 – Main ensuite + failed sealant on tiles



Photo 3 – Failed sealant around shower tray



Photo 4 – Failed sealant between bath and shower



Photo 5 – Cracked main ensuite floor tile

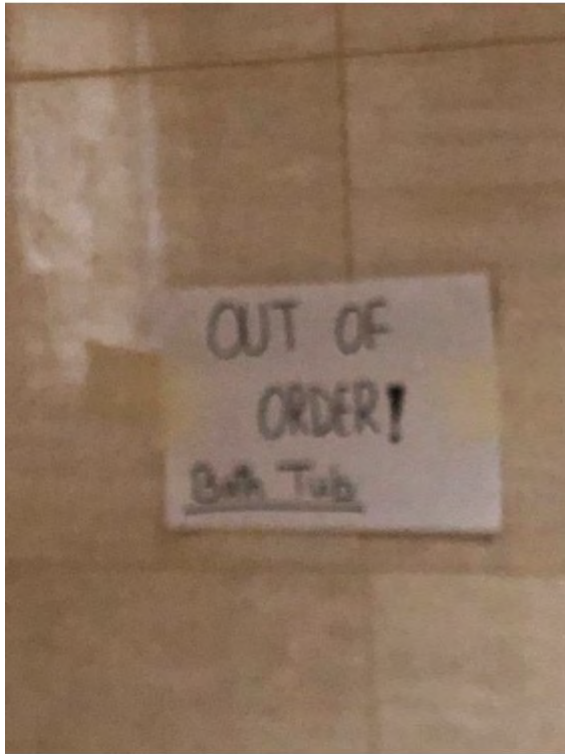


Photo 6 – Potentially leaking bathtub

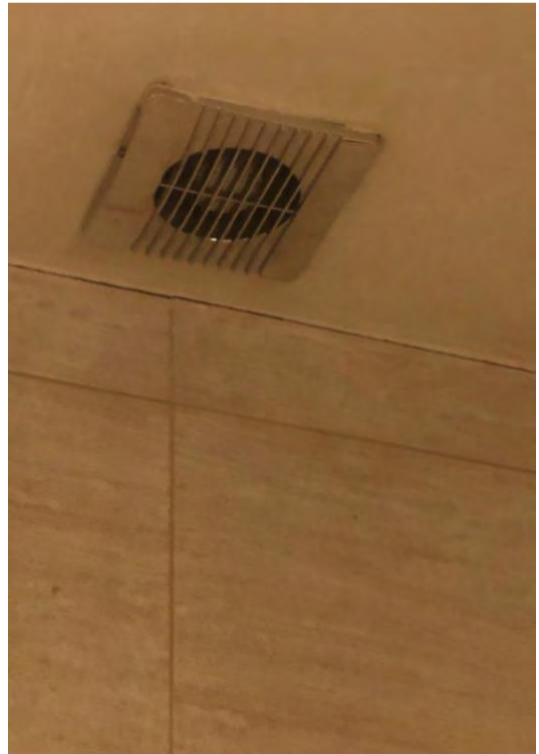


Photo 7 – Main ensuite + broken Extractor Fan



Photo 8 – Broken light in main bedroom

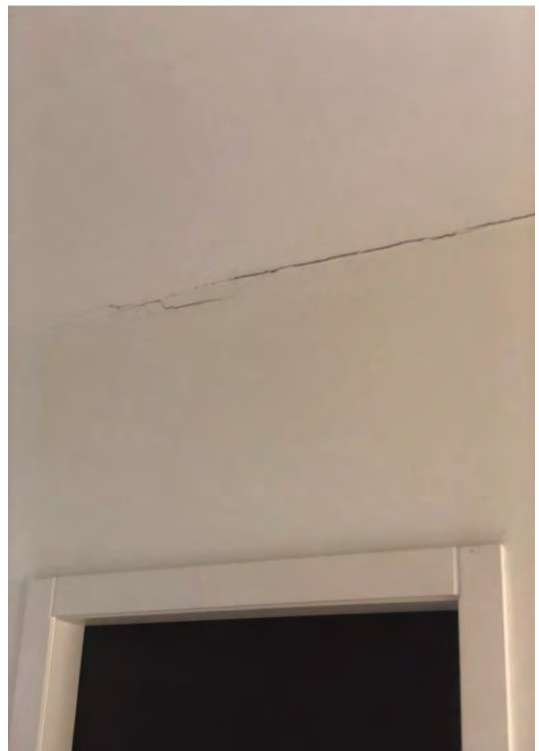


Photo 9 – Cracks in hall ceiling

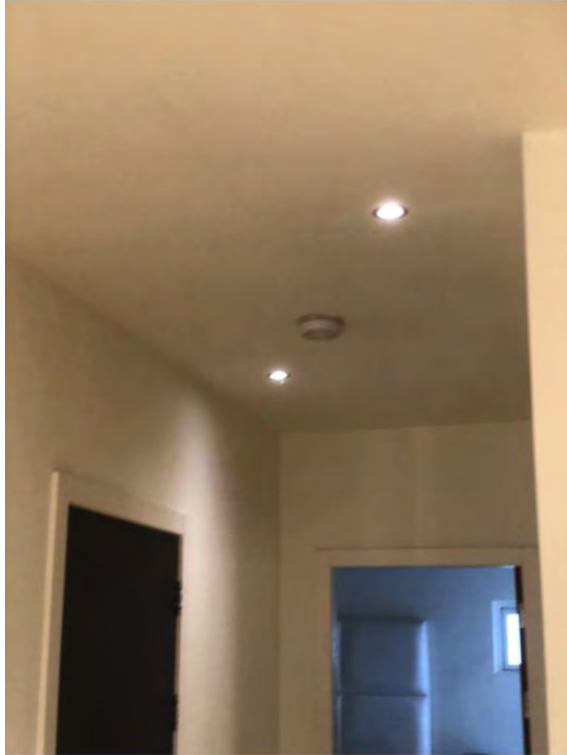


Photo 10 – Broken smoke detector in the hall



Photo 11 – Broken/part-missing gas hob ring



Photo 12 – Broken gas hob dial



Photo 13 – Replaced mixer tap in kitchen



Photo 14 – Fixed sink basin in kitchen

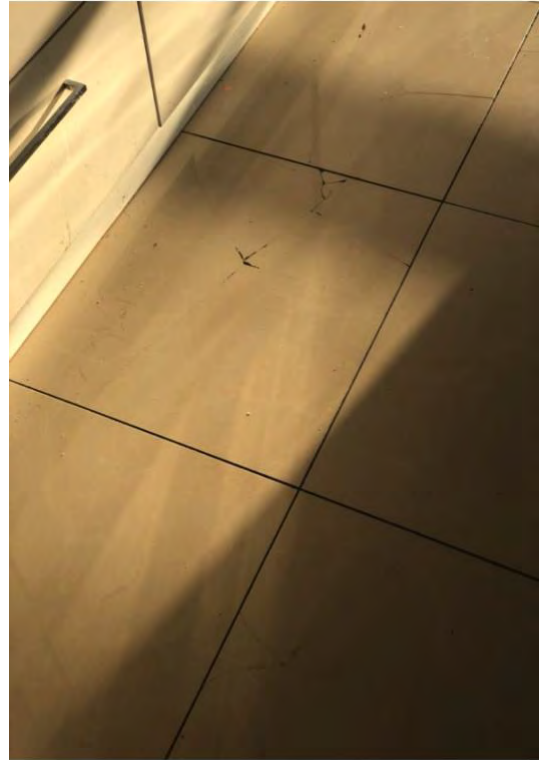


Photo 15 – Broken floor tiles in kitchen



Photo 16 – Broken floor tiles in kitchen



Photo 17 – Rear balcony off kitchen



Photo 18 – Temporary fix to balcony floor hole

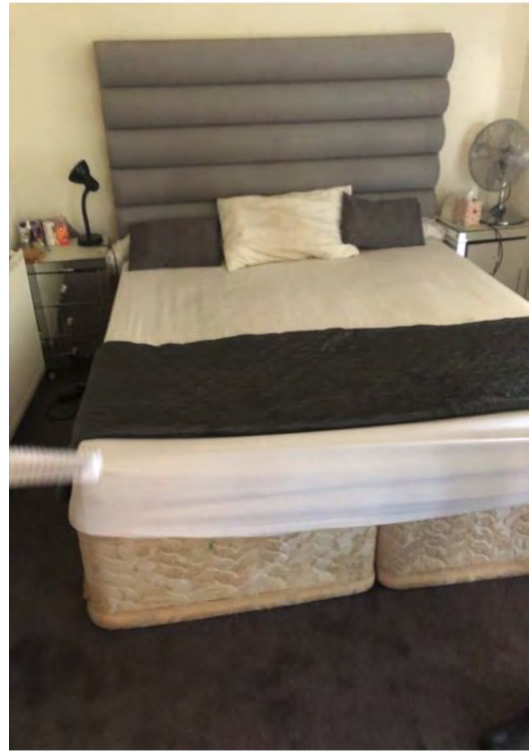


Photo 19 – Broken springs/support in bedframe



Photo 20 – 2<sup>nd</sup> ensuite shower enclosure leaking



Photo 21 – 2<sup>nd</sup> ensuite hand basin issues

### **Inspection notes**

- The Tribunal noted the absence of a heat sensor in the kitchen, and a smoke alarm in the Living room. The smoke detectors in the large Hall were tested, but they are not interconnected.
- The Tribunal noted the absence of a carbon monoxide indicator.
- The Tribunal note the presence of several cracks within the property to the ceilings, walls and around doorway and window openings.
- The Tribunal noted that the dishwasher, drier and washing machines in the utility room were inoperative.
- The Tribunal noted that the extractor fans in both ensuite were inoperative.

Nick Allan FRICS  
Surveyor – Ordinary Member  
First-tier Tribunal for Scotland  
(Housing and Property Chamber)  
18<sup>th</sup> March 2026