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15 Kent Rd.

Lighthouse Inspections Toronto East



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Report Overview

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Introduction

This Summary encapsulates the key points of the recent inspection at 15 Kent Rd. Toronto, ON.

As certified Home Inspectors, it is not our goal to pass or fail a house but to provide clear, concise information to enable buyers to determine if the property meets their needs and expectations. This report gives an assessment of the house as of the date of the report. Our obligation and liability is limited to the seller. We are able to do a Review Inspection for the prospective buyer based on an hourly charge if requested.

Overview

This semi-detached home was inspected on September 7, 2016. It has a westerly orientation and is approximately 95 years old. There have been upgrades through-out the years. The original foundation is constructed of bricks and mortar.

- The forced air gas, high efficiency furnace dates from approximately 2005. It should be serviced regularly. There is no A/C.
- The windows are generally in good condition.
- There are no structural foundation issues. There has been some moisture migration through the bricks that has resulted in extensive efflorescence. Monitor.
- The roof is performing its primary function but is at the end of its lifespan.

Typical Items for a Structure of this Type and Age

- Some frost heaving was noted on the poured concrete basement floor. Evaluate further.

Items Requiring Attention

- The gate to the back yard strikes the gas meter. This should be corrected.
- Drain hose from the washing machine should be secured properly.