National Home Inspection Ltd.
2255B Queen Street East, Unit 1160,
Toronto, Ontario
M4E 1G3
TEL: (416) 467-7809

36 Clockwork Lane, Toronto, Ontario

May 11, 2026

SUMMARY INSPECTION REPORT

PROPERTY: 36 Clockwork Lane, Toronto, Ontario

The detailed inspection report following this summary report should be read thoroughly.

OVERALL CONDITION: Good. No structural defects with the foundations were observed. The asphalt shingles requires a tune-up as there are missing shingles on the south slope. The exterior brickwork is sound. Windows are vinyl framed windows and most are operable. Three windows have lost their thermal seals. The roof overhang (eaves) is capped with aluminum. The exterior trim finishes are generally well sealed/caulked. Repaint 3rd floor door frame. The rear wooden deck structure is sound. The garage shows no major defects. The garage door opener lacks a reverse brake feature and one of the garage door panels is cracked.

The house is equipped with a 100-amp electrical service. The wiring system is in good working order. The direct-vent hot water heater is an original installation and provides hot water for domestic use and for space heating. The tank will require eventual upgrade. The air conditioner was upgraded in 2019. The supply plumbing is copper pipe. Water pressure is good. The waste plumbing is ABS plastic pipe. Water flows freely through all drain fixtures. The sump pump system should be serviced. The bathrooms and kitchen are in good condition. Tilework is sound and fixtures are operable. The exterior walls are insulated with fiberglass (R-20). The attic is insulated with loose rock wool insulation (R-32). The drywall finishes are in good condition.

If there are any further questions with regards to the report or inspection, please call.

NATIONAL HOME INSPECTION LTD.
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INSPECTION REPORT

PROPERTY: 36 Clockwork Lane, Toronto, Ontario

Inspector: Richard Gaughan Client: Belinda Mulford

INTRODUCTION

Recommendations by the inspector are located below each paragraph heading and have been identified as one of the following:

P: priority repair/safety concern within the next 1 year. M: monitor. G: general recommendation/maintenance.

- ESTIMATED AGE OF HOUSE: 2003
- BUILDING TYPE: three level townhome (freehold)
- FRONT OF HOUSE FACES: south
- UTILITIES STATUS: all on
- SOIL CONDITIONS: wet
- WEATHER: clear
- HOUSE OCCUPIED: yes
- WATER SOURCE: public
- SEWAGE DISPOSAL: public

STRUCTURE

1.01 Foundation: The foundation walls are constructed of poured concrete. No structural defects with the foundations were observed. The structural components in the lower-level (ie. foundation and flooring system) could not be fully examined due a lack of access. They were inspected where accessible (in the garage and mechanical room), from the exterior-above grade.

1.02 Water penetration: No active water seepage or elevated moisture levels were detected on exterior wall finishes in those areas of the lower-level that were accessible. Most water problems are a result of non functioning eavestroughs, downspouts, or poor surface drainage. Ensure that the above do not allow water to pond beside the foundation.

1.03 Exterior walls: The exterior walls are structurally supported by a wood framed structure. The brick finish at the front and rear of the house is non-load bearing and does not provide structural support for the exterior wall structure.

1.04 Interior framing: Due to a lack of access, the floor joists supporting the main floor could not be inspected. The joists are however composed of 12" engineered joists. This type of flooring system is desirable and reduces squeaking of the floors. Floors are level and felt solid throughout.

1.06 Termites: Due to a lack of access, few of the structural and non structural wood members were visible. Consequently, the presence or absence of termite activity or damage could not be determined. *The immediate area in which the home is located does not have a history of termite activity.*

1.07 Roof framing: The visible roof framing in the attic is intact with no evidence of structural problems. The visible sheathing boards below the roof shingles are intact.

GENERAL EXTERIOR

2.01 Surface drainage: The land should show a positive slope away from the house on all sides. This ensures good surface drainage and reduces the possibility of moisture problems in the lower-level.

2.03A Asphalt roofing shingles: Typically, this type of roofing material will last 20 years. All flashing around roof projections should be checked periodically to ensure there is a watertight seal. Slopes that face south and west receive more sunlight and generally wear faster. The asphalt shingles were inspected using a drone and are in acceptable condition. There is one layer of asphalt shingles present on all sides.

P: *replace missing shingles (3-4) on the south side.*

2,93F Modified bitumen membrane roof: This roofing installation typically involves a two-ply application with the seams sealed with hot tar. They are a reliable roofing system and typically last in excess of 25 years. The flat roofs covering the porch roof and the walkout deck on the 3rd floor or an original installations and appear to have several years of life remaining.

2.04 Parapet walls: This wall structure extends above the roof surface on the east side. The parapet wall has been covered in metal to minimize deterioration of the concrete block firewall beneath.

2.08 Eavestroughs: They provide control for water runoff from the roof(s) to help prevent water collection around the foundation. The system must be kept free of debris and checked regularly for

loose sections and leaky seams. Aluminum eavestroughs are present at the front and rear. The downspouts discharge into the sewer system at the front and onto the surrounding land at the rear.

P: *an extension is required on the downspout at the northeast corner below the rear deck to prevent the discharging water from ponding near the foundation.*

2.09A Masonry walls: The exterior walls at the front and rear are composed of brick masonry. The brickwork was found to be in good condition.

2.10A Exterior trim: The exterior window frames are vinyl framed and have been caulked directly to the brickwork.

P: *3rd floor exterior door frame requires painting and caulking maintenance.*

2.10B Soffits & Fascia: The roof overhang (otherwise known as the eaves) is finished in aluminum. The eavestroughs are anchored to the fascia board. The underside of the eave is known as the soffit. Monitor for wildlife activity as this is a common entry point for squirrels, birds etc.. The eaves are intact.

2.11A Wooden deck: The wood deck at the rear is structurally sound. Decks boards are intact and rails are secure. The steps are functional.

2.13 Garage: The attached wood framed garage is functional with minor repairs. The overhead garage door is equipped with an automatic door opener. Proper fire protection is provided by the drywalled wall finish.

P: the automatic garage door opener is not equipped with a reverse brake mechanism. This feature is an important safety consideration and should be installed. Otherwise, replacement of the unit is recommended. As well, a self closing device is required on the rear entry door.

G: one of the garage door panels is cracked.

ELECTRICAL

3.01 Electrical service & panel: The home is equipped with an underground 120/240-volt, 100-amp service. The main distribution panel is located at the front of the garage. The electrical service is considered sufficient for the electrical requirements of the house. The main distribution panel is rated at 125-amps. The panel rating is adequate for the existing service size. The electrical service appears to be grounded to the supply plumbing. *The cover plate on the electrical panel was not removed and subsequently the wiring sizes and appropriate fusing was not verified. Panel covers are only to be removed by a licensed electrician.*

3.02 Distribution wiring: The visible distribution wiring in the house is composed of copper wire. The wiring is modern grounded cable that is equipped with a grounding wire. This wiring allows for the use of three pronged outlets.

There are three 240-volt circuits and they are protected by circuit breakers. A list of the appliances and the breaker ratings is shown below.

- stove 40-amps (not in use)
- dryer 30-amps
- air conditioner 20-amps

The above appliances have their circuits safely protected. The remaining breakers service the 120-volt circuits. These supply electricity to the outlets and light fixtures throughout the house. Each circuit should be protected by a 15-amp breaker. The breakers should be tripped twice a year to ensure that they are in good operating condition. None of the 115-volt circuits are overfused.

3.03 Supply of outlets: The location of outlets in each room was verified. There are two 20-amp receptacles present in the kitchen. Each receptacle is on a dedicated circuit and this setup minimizes the occurrence of a breaker tripping out due to overloading of the receptacle. Overall, the supply of outlets was found to be sufficient throughout the house.

3.04 Operation of outlets & fixtures: Most of the outlets in the house were tested for continuity and grounding. The fixtures and switches were also checked for safe and proper operation. All outlets and light fixtures tested were found to be operable. The electrical outlets in each bathroom are protected by a ground fault interrupter (G.F.I.) device. Each was tested and found to be

operable. This type of outlet provides a high level of safety in bathrooms where electrical shock is a possibility.

P: install a GFCI device on the kitchen counter outlet located within arms reach of the sink to minimize the risk of shock.

3.05 Exterior wiring: Grounded wire and exterior rated components are important safety features of the wiring system. All front exterior outlet is equipped with a ground fault circuit interrupter.

P: the exterior outlet at the rear requires a. G.F..C I device to minimize electrical shock hazard in this area. As well, one of the pin holes is burnt and the outlet should be replaced in any case.

Smoke Detectors: The house has been fitted with electrically connected smoke/carbon monoxide detectors. The units are present on each floor They were not tested.

HEATING/COOLING

4.01M Type of heating system: The house is primarily heated by a direct-vent, high efficiency, gas-fired hot water heater in combination with a high velocity air-handler. The water heater and air handling equipment are original to the house. This system provides hot water for space heating and hot water for domestic use. The water heater is vented through a non-compliant ABS plastic pipe on the north side of the house. Heated water in the tank is pumped through a radiating coil, located in the air-handler where the heat is transferred into the circulating air. The high-velocity air handler directs the heated air to the various register diffusers in the house. The blower and its motor are operable.

M: *as the hot water heater is in an older unit, replacement should be budgeted for within the next three years. The system should be inspected and cleaned on an annual basis to ensure safe operation until it is replaced. These may be rented.*

M: the ABS exhaust flue pipe that vents the water heater to the exterior is non-compliant (but has been grand-fathered in). So long as there is no failure of any pipe fittings, the exhaust pipe can continue to be used.

4.02A Heat distribution: Supply air registers and return-air grates were inspected for operation and location. Supply-air registers are present and functional in all principle rooms. The location of return-air registers is sufficient.

4.03B Air filter: A passive air filter should be kept in place beside the air-handler assembly in the furnace. It should be inspected at least every two months and replaced if dirty.

4.03D Central air conditioning: The air-cooled central air conditioning system was replaced in 2019 and is operable. The unit appears to have a cooling load of two tons. The condensate drain line is connected to the floor drain.

PLUMBING

5.01 Supply plumbing: The visible water distribution pipes are made of copper. The main water shutoff valve is located in the furnace room. The incoming water main is a 3/4 inch copper line.

5.02 Flow rate: The flow rate on the top floor was observed when both the toilet was flushed and the shower or tub faucet was open. Pressure was deemed to be good on the upper level.

5.03 Waste piping: The waste drainage plumbing is made primarily of A.B.S. plastic. The drainage pipes beneath the lower-level floor and under the driveway could not be examined and their condition is not known. Water flow through all sinks and toilets is fine. A floor drain is located in the furnace room.

G: *the presence of a back-water valve installation in the main drain pipe beneath the concrete floor at the front of the lower-level was not verified. Back-water valves prevent water from the Municipal sewers from backing up into the house. If one is present, its location should be verified, as they require servicing every few years. Otherwise, consideration should be given to having one installed.*

A sump pump system is present in front of the water heater (in the floor). The pit in the floor collects ground water from the foundation drain tile system and then pumps that water to the exterior, below the rear deck. The pump was operated. *As there was no water in the pit, the inspector was unable to confirm that the pump is in fact pumping. The pit should be filled with water to activate the pump and verify its operation (water should discharge through the black pipe*

below the rear deck). The fact that there is no water in the pit is good thing. This would indicate that the system sees little to no use.

No obvious deficiencies were detected with regards to venting of the drain pipes in each of the bathrooms and kitchen. Correct venting minimizes the risk of poor drainage and/or the discharge of sewer gas into the living environment.

The gas-fired hot water heater has capacity of 50 gallons should be sufficient for the number of bathrooms and kitchens, and for space heating. The tank was installed in 2003.

M: as discussed above, the tank is old and will require eventual upgrade.

5.04 Plumbing fixtures: All faucets, toilets and shower diverters were operated. The bathtub tiles on the 2nd and 3rd floors are intact. The tiled shower stall enclosure in the 2nd floor washrooms and around both tubs is intact. The tile grout and seal should be checked periodically and if necessary, resealed with silicone to prevent tile deterioration.

INSULATION

6.01A Attic: There are about twelve inches of loose-fill fiberglass insulation present in the attic. This will provide a thermal insulating value of roughly R-32+.

G: another 6-8 inches of insulation should ideally be added to the attic to bring it to the recommended thermal insulating value of R-60.

6.02 Venting: Adequate attic ventilation appears to have been provided and this should help keep the house cooler in the summer and alleviate condensation problems in the winter.

6.03 Exterior walls: The framed exterior walls are insulated with approximately six inches of fiberglass insulation. This corresponds to a thermal resistance value of about R-20 and should provide adequate protection against heat loss. The east common wall is constructed of concrete block.

6.06 Weatherstripping: Thermalpane windows and insulating door are present throughout the house.

GENERAL INTERIOR

7.01 Walls & Ceilings: The walls and ceilings are finished in drywall and are in good condition.

7.02 Flooring: The flooring systems show no obvious structural defects. They felt secure throughout and are level. The staircases in the house are sound. The door jambs are square, allowing good closure of interior doors. The hardware on doors is functional.

7.03 Windows: The following is a list of window types and any noted deficiencies. Most windows and related hardware are intact. The windows in all locations are provided with thermalpane glass.

+ vinyl framed casement/fixed windows.

G: the window crank in the front bedroom is inoperable and should be replaced if one wants to open to open/close the window.

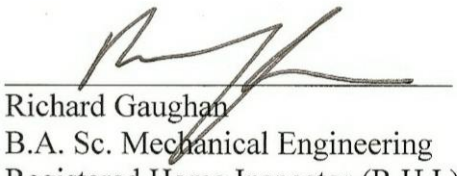
G: *the thermalpane panels in three of the windows have lost their seals. This results in condensation forming between the two pieces of fixed glass and is a cosmetic defect.*

7.05 Ventilation: The kitchen exhaust fan is operable and is properly vented to the exterior. The bathroom exhaust fans are also operable and appear to be vented to the exterior. The dryer on the main floor is vented to the exterior. All exterior vent covers are intact and functional. The perimeter of the exhaust covers should be kept well caulked to reduce heat loss.

Note: *This inspection, which is carried out at the request of the listing agent, is intended to help the listing agent and seller determine the general overall condition of the house prior to listing the property. This report is based on his opinion of the property's condition at the time of the inspection. The report cannot be taken as a guarantee, warranty or policy of insurance. The inspection is limited to those parts of the property and related equipment that are readily accessible and can be evaluated visually. The inspection excludes reference to potentially hazardous substances, including but not limited to mould, urea formaldehyde foam insulation, asbestos, lead paint, radon or underground fuel storage tanks. As well, major appliances such as stove, refrigerator, dishwasher, and washing machine/dryer are beyond the scope of this inspection.*

If there are any further questions with regards to the report or inspection, please call.

Sincerely,



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