

AI-Assisted Property Condition Report

Timestamped photo evidence, AI-generated condition notes, issue summary and user-confirmed inspection record for move-in, move-out, Airbnb cleaning and property handover.

Report ID	SP-SAMPLE-0
Inspection Type	Move-In Inspection
Property	1492 Columbus Road
Address	Hamilton, ON, L8S 1G8
Inspector	David Osei
Tenant / Guest	Pending — Pre-purchase
Inspection Date	May 24, 2026
Generated	June 2, 2026 at 6:39 PM

AI-assisted report for documentation purposes. This document is not a legal certification, insurance assessment or professional inspection.

1. Executive Summary

11 Photos analyzed	5 Areas reviewed	6 Issues detected	1 Severe issues
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AI review detected 6 issues across 5 areas. Severe items require immediate attention.

Overall status: Significant issues detected. 1 severe item require immediate attention before handover.

2. Property and Inspection Details

Property name	1492 Columbus Road
Inspection Type	Move-In Inspection
Inspection Date	May 24, 2026
Inspector	David Osei
Tenant / Guest	Pending — Pre-purchase
Submitted media	11 photos analyzed
Areas covered	Roof, Electrical Panel, Foundation, Plumbing, Attic

3. Issue Summary

Area	Issue Type	Severity	AI Description	User Status
Roof	Asphalt shingles — granule loss and cupping	Moderate	Multiple shingles on the south slope show significant granule loss and upward cupping at edges, indicating end-of-service-life condition. Roof estimated 18–22 years old. Replacement recommended within 2–3 years. No active leaks detected at time of inspection.	Confirmed
Roof	Chimney flashing — partial separation	Moderate	Step flashing at the chimney base shows partial separation at the front transition. Risk of water infiltration during heavy rainfall. Re-caulking and flashing repair required.	Confirmed

Electrical Panel	60-amp fuse panel — recommend upgrade Severe	Existing 60-amp fuse-based service panel is original to the 1958 build. Insufficient capacity for modern electrical loads. Insurance providers may require upgrade to obtain coverage. Recommend replacement with 200-amp breaker panel.	Confirmed
Foundation	Mortar joint deterioration — east foundation wall Minor	Mortar joints on the east foundation wall show moderate erosion and crumbling at several locations. Common for homes of this age. Tuck-pointing repair recommended to prevent moisture penetration.	Confirmed
Plumbing	Water heater — near end of service life Minor	Hot water tank is dated 2012, placing it at 14 years of age. Industry standard service life is 10–12 years. No active failure observed at time of inspection but replacement should be budgeted.	Confirmed
Attic	Attic insulation below current standard Minor	Existing loose-fill insulation depth measures approximately R-18 in most areas, below the current Ontario Building Code recommendation of R-60 for new construction. Adding blown-in insulation would improve energy performance.	Confirmed

4. Area-by-Area Evidence

Roof

Medium issue



AI condition note:

Multiple shingles on the south slope show significant granule loss and upward cupping at edges, indicating end-of-service-life condition. Roof estimated 18–22 years old. Replacement recommended within 2–3 years. No active leaks detected at time of inspection.

Recommended action:

Clean and re-photo before final acceptance.

· Moderate: Step flashing at the chimney base shows partial separation at the front transition. Risk of water infiltration during heavy rainfall. Re-caulking and flashing repair required.

Uploaded: June 2, 2026 at 6:39 PM | Note: Roof slope — south elevation | Confidence: high

Electrical Panel

Severe issue



AI condition note:

Existing 60-amp fuse-based service panel is original to the 1958 build. Insufficient capacity for modern electrical loads. Insurance providers may require upgrade to obtain coverage. Recommend replacement with 200-amp breaker panel.

User confirmation:

Marked as Severe issue · confirmed by inspector.

Uploaded: June 2, 2026 at 6:39 PM | Note: Panel box overview | Confidence: high

Foundation

Minor issue



AI condition note:

Mortar joints on the east foundation wall show moderate erosion and crumbling at several locations. Common for homes of this age. Tuck-pointing repair recommended to prevent moisture penetration.

User confirmation:

Marked as Minor issue · confirmed by inspector.

Uploaded: June 2, 2026 at 6:39 PM | Note: Foundation wall — east | Confidence: high

Plumbing

Minor issue



AI condition note:

Hot water tank is dated 2012, placing it at 14 years of age. Industry standard service life is 10–12 years. No active failure observed at time of inspection but replacement should be budgeted.

User confirmation:

Marked as Minor issue · confirmed by inspector.

Uploaded: June 2, 2026 at 6:39 PM | Note: Main stack — drain condition | Confidence: high

Attic

Minor issue



AI condition note:

Existing loose-fill insulation depth measures approximately R-18 in most areas, below the current Ontario Building Code recommendation of R-60 for new construction. Adding blown-in insulation would improve energy performance.

User confirmation:

Marked as Minor issue · confirmed by inspector.

Uploaded: June 2, 2026 at 6:39 PM | Note: Attic insulation depth | Confidence: high

5. User Confirmation

The AI-generated observations above should be reviewed by the user before sharing. User may edit descriptions, remove incorrect detections, add manual notes, and mark issues as pre-existing or newly discovered.

Confirmation Item	Status	Notes
Property information checked	Confirmed	Address and inspection type reviewed by inspector.
AI issue list reviewed	Partially confirmed	6 issues identified. Items requiring follow-up noted above.
Photos attached	Confirmed	11 photos included across 5 areas.
Ready to share	Yes, after user approval	Recommended share recipients: tenant, landlord, property manager.

6. Signature Area

David Osei

Pending — Pre-purchase

Landlord

Date: _____

Date: _____

Date: _____

7. Disclaimer

StayProof AI analysis is provided as an assistance tool for documentation and evidence organization. AI-generated observations may be incomplete or inaccurate and must be reviewed by the user. This report is not a legal opinion, official certification, professional property inspection, insurance assessment or guarantee of property condition. Final report content should be based on user-confirmed information and applicable local rules.