

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-Out Inspection
Property	67 Elmwood Drive
Address	Calgary, AB, T2P 2M5
Inspector	Kenji Watanabe
Inspection Date	May 25, 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

8 Photos analyzed	3 Areas reviewed	5 Issues detected	4 Severe issues
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AI review detected 5 issues across 3 areas. Severe items require immediate attention.

Overall status: Significant issues detected. 4 severe items require immediate attention before handover.

2. Property and Inspection Details

Property name	67 Elmwood Drive
Inspection Type	Move-Out Inspection
Inspection Date	May 25, 2026
Inspector	Kenji Watanabe
Submitted media	8 photos analyzed
Areas covered	Living Room, Basement, Utility Room

3. Issue Summary

Area	Issue Type	Severity	AI Description	User Status
Living Room	Ceiling water damage — extensive	Severe	Drywall ceiling shows active saturation across approximately 3.2 m × 2.1 m. Paint bubbling and joint tape separation visible. Structural integrity of ceiling assembly at risk. Immediate containment and drying required.	Confirmed
Living Room	Hardwood floor — water wicking and buckling	Severe	Hardwood floor boards along the north wall show visible upward buckling, consistent with water absorption from below. Moisture readings at 35% MC (dry standard: <12%). Full floor replacement likely required.	Confirmed

Basement	Active mould growth — north and east walls	Severe	Black mould (suspected Stachybotrys or Aspergillus) identified on drywall surfaces of north and east basement walls over approximately 4.5 m². Musty odour present. Air quality testing and professional remediation required. Occupants must vacate affected areas.
Basement	Batt insulation — water saturated	Moderate	Fibreglass batt insulation in basement ceiling cavity is visibly saturated and sagging. Insulation must be removed and replaced. Area behind insulation should be inspected for mould.
Utility Room	Source — burst hot water supply line	Severe	1/2" copper hot water supply line to the second floor bathroom has failed at a compression fitting, approximately 30 cm above the utility room ceiling. Failure mode consistent with fitting corrosion. Supply now shut off at main valve. Documented as source event for insurance claim.

4. Area-by-Area Evidence

Living Room

Severe issue



AI condition note:

Drywall ceiling shows active saturation across approximately 3.2 m × 2.1 m. Paint bubbling and joint tape separation visible. Structural integrity of ceiling assembly at risk. Immediate containment and drying required.

User confirmation:

Marked as Severe issue · confirmed by inspector.

· Severe: Hardwood floor boards along the north wall show visible upward buckling, consistent with water absorption from below. Moisture readings at 35% MC (dry standard: <12%). Full floor replacement likely required.

Uploaded: June 2, 2026 at 6:39 PM | Note: Ceiling water damage — overview | Confidence: high

Basement

Severe issue



AI condition note:

Black mould (suspected *Stachybotrys* or *Aspergillus*) identified on drywall surfaces of north and east basement walls over approximately 4.5 m². Musty odour present. Air quality testing and professional remediation required. Occupants must vacate affected areas.

User confirmation:

Marked as Severe issue · confirmed by inspector.

· Moderate: Fibreglass batt insulation in basement ceiling cavity is visibly saturated and sagging. Insulation must be removed and replaced. Area behind insulation should be inspected for mould.

Uploaded: June 2, 2026 at 6:39 PM | Note: Mould growth — north wall | Confidence: high

Utility Room

Severe issue



Condition note:

1/2" copper hot water supply line to the second floor bathroom has failed at a compression fitting, approximately 30 cm above the utility room ceiling. Failure mode consistent with fitting corrosion. Supply now shut off at main valve. Documented as source event for insurance claim.

User confirmation:

Marked as Severe issue · confirmed by inspector.

Uploaded: June 2, 2026 at 6:39 PM | Note: Burst supply line — documented

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	5 issues identified. Items requiring follow-up noted above.
Photos attached	Confirmed	8 photos included across 3 areas.
Ready to share	Yes, after user approval	Recommended share recipients: tenant, landlord, property manager.

6. Signature Area

Kenji Watanabe

Tenant

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.