CONDITION REPORT & PET-INCLUSIVE INSPECTION TEMPLATE

PURPOSE

This Condition Report supports clear documentation of a rental unit's condition before move in, during occupancy, and after move out, including pet inclusive tenancies. It helps distinguish reasonable wear and tear from damage beyond normal wear, protects both landlord and tenant, and supports fair resolution of any issues.

GENERAL INFORMATION

- **Property Address:** _____
- **Unit Number (if applicable):** _____
- **Landlord / Property Manager:** _____
- **Tenant Name(s):** _____
- **Approved Pet(s):** _____
- **Inspection Type:**
  - ☐ Move In (Pre Tenancy)
  - ☐ Routine / Interim
  - ☐ Move Out (Post Tenancy)
- **Inspection Date:** _____
- **Inspector Name:** _____

INSPECTION GUIDELINES (IMPORTANT)

- Observations must be objective, factual, and descriptive
- Avoid assumptions about cause (e.g., note *what is observed*, not *why it happened*)
- Photos are strongly encouraged and should be dated and labeled
- Normal wear and tear must be distinguished from damage requiring repair

Reminder: Pet inclusive housing recognizes that some minor wear may occur. The goal of inspections is fairness, clarity, and accountability.

SECTION 1: FLOORS & FLOOR COVERINGS

Type: ☐ Carpet ☐ Laminate ☐ Tile ☐ Hardwood ☐ Other: _____

Area	Condition at Inspection	Notes (Location, extent)
Entry / Hallways	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Living Areas	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Bedrooms	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Pet-Used Areas	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations (objective):
(e.g., light surface wear near doorway; visible scratches 10 cm long near sofa)

SECTION 2: WALLS, DOORS, & TRIM

Component	Condition	Notes
Walls	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Baseboards / Trim	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Interior Doors	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Door Frames	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations:

SECTION 3: WALLS, DOORS, & TRIM

Component	Condition	Notes
Windows	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Screens	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Blinds / Curtains	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations:

SECTION 4: KITCHEN

Component	Condition	Notes
Flooring	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Cabinets / Doors	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Countertops	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Appliances	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations (including food residue, odours, scratches):

SECTION 5: BATHROOM(S)

Area	Condition	Notes
Flooring	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Fixtures	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Cabinets	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Ventilation	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations:

SECTION 6: ODOUR, CLEANLINESS, & HYGIENE

- ☐ No noticeable odours
- ☐ Minor odours consistent with normal living
- ☐ Persistent odours requiring remediation

Notes (objective only):
(e.g., noticeable odour localized to litter area)

SECTION 7: OUTDOOR AREAS (IF APPICABLE)

Area	Condition	Notes
Yard / Lawn	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Fencing	☐ Excellent ☐ Good ☐ Fair ☐ Poor	
Patio / Deck	☐ Excellent ☐ Good ☐ Fair ☐ Poor	

Observations:

SECTION 8: REASONABLE WEAR & TEAR VS. DAMAGE ASSESSMENT

Guidance for Assessment

Reasonable Wear and Tear

- Minor scuffs or light surface scratches
- Gradual fading or wear from normal use
- Minor nail impressions with no structural damage

Damage Beyond Normal Wear

- Deep scratches, gouges, chewing damage
- Stains or odours requiring professional remediation
- Repeated or structural damage inconsistent with normal use

Assessment Summary (check all that apply)

- ☐ Condition consistent with reasonable wear and tear
- ☐ Damage beyond normal wear observed
- ☐ Further assessment or professional estimate required

Details:

SECTION 9: PHOTOS & SUPPORTING DOCUMENTATION

- ☐ Photos taken
- ☐ Photos attached / stored at: _____
- ☐ Comparison to move in condition conducted

SECTION 10: INSPECTION SUMMARY & NEXT STEPS

Summary of Findings:

Action Required:

- ☐ None
- ☐ Monitoring
- ☐ Tenant follow up
- ☐ Repair / cleaning required
- ☐ Estimate / invoice to follow

ACKNOWLEDGMENT

This report reflects observable conditions at the time of inspection and is intended to support clarity and fairness for both parties.

Landlord / Inspector Signature: _____ Date: _____

Tenant Acknowledgment (when applicable):

Tenant Signature: _____ Date: _____