

Living room carpet condition

Demonstration Flat A | Evidence review example

PROPERTY

Demonstration Flat A

AREA

Living room / carpet

REVIEW TYPE

Deposit evidence

01 EVIDENCE CHRONOLOGY

CHECK-IN · 15 May 2026

CI-01 / CI-02

Inventory records existing wear beside the doorway. CI-01 shows the wider carpet; CI-02 records the worn area. Carpet age is not stated.

MAINTENANCE · 10 July 2026

MR-01 / CR-01

A radiator leak is logged and the contractor records the repair as completed. No post-repair carpet photograph was supplied.

CHECK-OUT · 20 September 2026

CO-01

A dark mark is recorded near the radiator. The available records do not establish when or how it arose.

COST EVIDENCE · 22 September 2026

Q-01

Quotation lists £85 for a cleaning attempt. It does not establish responsibility or confirm that cleaning will remove the mark.

02 WHAT THE EVIDENCE SHOWS

Established: the carpet had pre-existing doorway wear, a radiator leak was recorded during the tenancy, and a dark mark was later recorded near the radiator at check-out.

Not established: the current records do not prove when the mark appeared, what caused it, whether it relates to the leak, or who is responsible.

Evidence gaps and factual summary

What should be resolved before a deduction is proposed

03 MISSING EVIDENCE / QUESTIONS

- 1 Confirm the carpet's age and expected useful life.
- 2 Check whether any photographs were taken immediately after the radiator repair.
- 3 Review tenant communications for any report of the mark or spill.
- 4 Review contractor notes for any comment on water damage to the carpet.
- 5 Confirm whether cleaning has actually been attempted and record the outcome.

04 DRAFT FACTUAL SUMMARY

The check-in record identifies existing doorway wear to the living room carpet. A later maintenance record logs a radiator leak and contractor attendance. At check-out, a dark mark is recorded near the radiator. The supplied evidence does not establish when or how that mark arose, and there is no post-repair carpet photograph linking the later condition to the repair event. Further evidence should be reviewed before responsibility or any proposed deduction is decided.

05 EXAMPLE OUTPUT

Evidence index

References each photograph, report, communication and cost document.

Chronology

Places relevant events in date order so the tenancy history can be followed.

Condition comparison

IMPORTANT

This example is fictional. TenantShield organises and summarises supplied evidence; it does not determine liability, provide legal advice, or guarantee a deposit-scheme outcome.

Provides neutral wording for the agency or landlord to review before submission.