

CHECK-OUT & FINAL COMPARISON

TS / 03 - CLOSE THE RECORD WITH EVIDENCE



Check-out: 31 January 2026
Ref: TS-0047-CO

01 BASELINE		02 MONITORING	03 CHECK-OUT
PROPERTY ADDRESS	45 Oakwood Drive, Reading, Berkshire, RG2 7QP	PROPERTY ID	TS-0047
LANDLORD	James Richardson	TENANT	Sarah Thompson
TENANCY	15 Mar 2025 - 31 Jan 2026	PREPARED BY	TenantShield - demonstration record

01 FINAL STATUS

5 Baseline records	4 New final findings	4 Resolved actions	£820 Indicative remedial
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Final comparison logic

The final report separates what was already present, what changed during the tenancy, what was resolved and what appears genuinely new at check-out.

02 CONNECTED EVIDENCE TRAIL

TS-0047-LIV-01 Living room carpet

NEW DAMAGE

Baseline	During	Check-out
Light wear only; no stains.	Unchanged at monitoring.	Large red stain now present.

TS-0047-HAL-01 Hallway / stair wall

PRE-EXISTING

Baseline	During	Check-out
Low-level scuff marks recorded.	Materially unchanged.	Same scuff pattern visible.

02 CONNECTED EVIDENCE TRAIL - CONTINUED

TS-0047-KIT-01 Kitchen drawer

PRE-EXISTING

Baseline	During	Check-out
Small 5 mm chip recorded.	Unchanged.	Same chip visible.

TS-0047-BTH-01 En-suite sealant

RESOLVED

Baseline	During	Check-out
Discoloured but intact.	Gap observed; repair completed Sep.	Seal intact at check-out.

TS-0047-DRV-01 Driveway

PRE-EXISTING

Baseline	During	Check-out
Oil mark / light weeds.	Weeds reduced; mark remained.	Small oil mark still visible.

03 NEW FINAL FINDINGS

TS-0047-CO-01

NEW DAMAGE

LOCATION	Living room / carpet
OBSERVATION	Large red liquid stain approx. 35 cm; cleaning attempt unsuccessful.
EVIDENCE	Check-out photos 42-45
NEXT / ACTION	Include in remediation review.

TS-0047-CO-02

NEW DAMAGE

LOCATION	Bedroom 2 / wall
OBSERVATION	Deep gouges and dents exposing plaster with heavy scuffing.
EVIDENCE	Check-out photos 18-20
NEXT / ACTION	Repair and redecorate affected wall.

03 NEW FINAL FINDINGS - CONTINUED

TS-0047-CO-03

NEW DAMAGE

LOCATION	Kitchen / blind
OBSERVATION	Slat mechanism force-broken; cord snapped.
EVIDENCE	Check-out photo 12
NEXT / ACTION	Replacement unit required.

TS-0047-CO-04

MAINTENANCE

LOCATION	Garden
OBSERVATION	Grass and borders significantly overgrown compared with earlier record.
EVIDENCE	Check-out photos 60-65
NEXT / ACTION	Clearance / maintenance visit.

04 INDICATIVE REMEDIATION SUMMARY

Item	Basis	Indicative cost
Living room carpet	Replacement estimate with age / prior condition considered	£420
Bedroom 2 wall	Fill, sand and repaint affected wall	£185
Kitchen blind	Replacement unit	£95
Garden	Clearance / maintenance visit	£120
TOTAL		£820

Important note

This is an indicative remediation summary, not a legal determination of a deposit deduction. Any proposed deduction should be supported by tenancy terms, evidence, age/condition considerations and the relevant deposit-protection process.

05 CONNECTED RECORD CLOSE-OUT

Record ID	Final state	Close-out note
TS-0047-LIV-01	New damage linked	Baseline wear distinguished from new stain.
TS-0047-HAL-01	Closed - pre-existing	No material worsening identified.
TS-0047-KIT-01	Closed - pre-existing	Original chip remained consistent.
TS-0047-BTH-01	Closed - resolved	Monitoring action completed and verified.
TS-0047-DRV-01	Closed - pre-existing	Original oil mark remained identifiable.
TS-0047-CO-01 to 04	New final findings	Added at check-out with supporting evidence.

06 EVIDENCE PACKAGE

- TS / 01 Property Baseline Record
- TS / 02 Ongoing Property Record
- Check-out photographic bundle and room notes
- Relevant maintenance / communication records
- Indicative contractor / remediation estimates

TenantShield principle

The value is not only the final check-out document. It is the ability to trace a condition from the original baseline, through any action during the tenancy, to the final outcome without losing the evidence trail.

Sample notice: all people, addresses and observations in this demonstration pack are fictional and provided only to show the TenantShield reporting approach.

PHOTO RECORD / EXAMPLE LAYOUT

TS / 03 | Demonstration property TS-0047

Blank placeholders - no photographs supplied. This page shows how photos and captions could sit alongside the report. All observations and stage dates below are fictional examples.

01 / CHECK-IN

PHOTO PLACEHOLDER

No image included

Living room / carpet

Reference: Baseline photos 12-13

Stage date (fictional): 15 March 2025

Show the original carpet condition near the doorway.

Fictional baseline observation: light wear only; no stains recorded.

02 / DURING THE TENANCY

PHOTO PLACEHOLDER

No image included

Living room / carpet

Reference: Monitoring photo M12

Stage date (fictional): 31 August 2025

Show the same area at monitoring, using a comparable angle where available.

Fictional monitoring observation: no new staining or deterioration recorded.

03 / CHECK-OUT

PHOTO PLACEHOLDER

No image included

Living room / carpet

Reference: Check-out photos 42-45

Stage date (fictional): 31 January 2026

Show the final carpet condition, including a wide view and a close-up where available.

Fictional check-out observation: a large red stain is recorded. This layout does not itself establish cause or responsibility.

How to read this sample

Photo references match the illustrative report; they are not links to an existing image bundle. A completed record would include the supplied photographs and their actual capture dates. Missing views or dates should remain clearly marked.