Private audit: Claim X-Ray

742 Cedar Ave, Apt 3, Sacramento, CA 95816 (fictional) - audited Jun 20, 2026

For the landlord's own review. This report lists weaknesses and objections a tenant could raise so you can fix them before sending; do not send it to the tenant. It organizes evidence and is not legal advice or a prediction of any outcome.

SAMPLE - every name, address, amount and file in this report is fictional. It shows the private audit a landlord receives; it is never sent to the tenant.

SUMMARY

Review the flagged items: 4 warnings; 1 line awaiting your decision

Deposit $2,000.00 - approved deductions $455.00 - refund $1,545.00 (calculated by code, not AI).

CLAIM X-RAY

1 well documented - 1 need additional evidence - 1 contain inconsistencies - 0 require human review

REF	CHARGE	AMOUNT	DOCUMENTATION STATUS
D1	Patch two holes and repaint bedroom wall	$180.00	**Well documented**
D2	Hallway wall repair	$275.00	**Contains inconsistencies**
D3	Living-room carpet cleaning	$150.00	**Needs additional evidence**

Statuses describe the documentation in this case, not whether a charge is allowed. A record missing here may exist elsewhere; add it to the case if you have it.

WHAT IS MISSING, AND WHAT TO DO NEXT

Condition charges with a move-out photo linked: D1, D2, D3.

- Charges missing condition evidence (move-in baseline or move-out photo): D2, D3 - Add move-in photo
- Charges missing a receipt or invoice: D3 - Attach receipt
- Amount discrepancies: D2 - Review amount
- Missing or inconsistent dates: D2 - Confirm date
- Lines not yet approved, edited or rejected by you: D3 - Approve or edit the line

---

D1 - PATCH TWO HOLES AND REPAINT BEDROOM WALL

repair - $180.00 - Well documented

- Linked records cover the charge, its condition and its cost.

Questions a tenant could ask (review prompts, not predictions)

- Was the repair completed, and do the records show what it cost?

D2 - HALLWAY WALL REPAIR

repair - $275.00 - Contains inconsistencies

- No move-in photo or comparison of the same area is linked, so the change during the tenancy is not shown.
- The charge is more than the linked receipts show.

Findings

- D2 charges more than its receipts show. "Hallway wall repair" is $275.00, but its linked receipts total $190.00 ($85.00 more). Records: F3 · move-out photo · hallway-wall-move-out.jpg; F5 · receipt or invoice · northgate-invoice-0457.pdf; R1 · receipt line · Hallway wall patch · $190.00.
- D2 has no before-tenancy baseline. No move-in photo or before/after comparison is linked to "Hallway wall repair". Records: F3 · move-out photo · hallway-wall-move-out.jpg; F5 · receipt or invoice · northgate-invoice-0457.pdf; R1 · receipt line · Hallway wall patch · $190.00.
- F5 is dated before the move-out date. "northgate-invoice-0457.pdf" is dated 2026-05-28, before the move-out date 2026-06-09. Repairs are usually done after the tenant leaves. Records: F5 · receipt or invoice · northgate-invoice-0457.pdf; R1 · receipt line · Hallway wall patch · $190.00.

Next: Add move-in photo - Link evidence - Review amount - Attach receipt - Confirm date

Questions a tenant could ask (review prompts, not predictions)

- What shows this condition was not already present when the tenancy began?
- How was this amount determined, and is there an invoice or receipt for it?

D3 - LIVING-ROOM CARPET CLEANING

cleaning - $150.00 - Needs additional evidence

- No move-in photo or comparison of the same area is linked, so the change during the tenancy is not shown.
- No receipt or invoice documents the cost.

Findings

- D3 has no before-tenancy baseline. No move-in photo or before/after comparison is linked to "Living-room carpet cleaning". Records: F4 · move-out photo · living-room-carpet-move-out.jpg.
- D3 has no receipt for $150.00. "Living-room carpet cleaning" has no linked receipt or invoice, so the amount is not documented. Records: F4 · move-out photo · living-room-carpet-move-out.jpg.
- D3 still needs your decision. "Living-room carpet cleaning" is not approved, edited or rejected yet; pending lines never appear in the letter.

Next: Add move-in photo - Link evidence - Attach receipt - Approve or edit the line

Questions a tenant could ask (review prompts, not predictions)

- What shows this condition was not already present when the tenancy began?
- How was this amount determined, and is there an invoice or receipt for it?
- What documentation shows the cleaning needed went beyond ordinary use?

EVIDENCE REFERENCES

F1 · move-in photo · bedroom-wall-move-in.jpg
F2 · move-out photo · bedroom-wall-move-out.jpg
F3 · move-out photo · hallway-wall-move-out.jpg
F4 · move-out photo · living-room-carpet-move-out.jpg
F5 · receipt or invoice · northgate-invoice-0457.pdf
F6 · after-repair photo · bedroom-wall-after-repair.jpg
F7 · receipt or invoice · ridgeline-invoice-1182.pdf
R1 · receipt line · Hallway wall patch · $190.00
R2 · receipt line · Patch two holes and repaint bedroom wall · $180.00
D1 · Patch two holes and repaint bedroom wall
D2 · Hallway wall repair
D3 · Living-room carpet cleaning