

IV MOI JUNE 2026

Inspection Date: 06/13/2026

Property: 6855 Del Playa Drive, Goleta, CA 93117

Tenant: Joel A. Jaffe | (858) 444-5207 | joel@jaffesd.com

MOI/ INSPECTION - Description

Inspection Date

6/15/26

Move-Out Progress / Notes if not out at scheduled time

Tenants were out as scheduled

Inspector's Name

Chris M

Grade

C-

Cleaning Level (Light, Medium, Heavy, X-Heavy)

X-Heavy / will need a pre-clean

of Keys Left in Unit

2 keys on counter

Paint Sheet In Unit (Yes/No)

Sheet is in unit

Living Room / Entry - Description

Photos of Living Room Here

Flooring

Heavy soil and debris throughout some clumps of debris where it's just built up overtime or maybe they tried to sweep but gave up

Walls / Ceiling

Scuffed and smudge throughout tire marks, cobwebs dings dense

Windows / Screens / Window Coverings

Slider is serviceable but tracks are very grimy. Slider screen is functional but screen is torn. There is no window coverings to the slider door and it doesn't appear that they're ever were there are no brackets

Heater

Thermostat is good. In floor vents are rusty and caked with debris

Outlets / Switches / Lights

Outlet in the south west corner is missing a cover outlet near the stairs is missing a cover outlet to the left of the slider has a cracked cover otherwise outlets appear OK lights appear okay

Front Door / Door Stop / Peephole / Knob Lock / Deadbolt

Front door is okay

Smoke / CO Detector

Smoke and carbon monoxide alarm combo at bottom of stairs in entryway is good. Smoke alarm and carbon monoxide alarm at the base of the stairs on the second floor is present and functional.

Other



Kitchen - Description

Photos of Kitchen Here

Flooring

Heavy grim and debris throughout

Walls / Ceiling

Heavy scuffs smudges splatters throughout

Windows

Windows / Screens / Window Coverings windows are all serviceable screens are all present Kranks Work fine they're just very dusty, dirty and grimy. Both sets of blinds are functional but dusty the one above the sink has lots of grease and grime, especially near the top.

Counters / Cutting Board

Heavy food particles grime and crusty residue

Cabinets / Drawers

None of the cabinets or drawers have been wiped out heavy grime food spills and splatter is especially on the faces thick layer of grease on the cabinets above the microwave and range top areas around the handles are blackened with fingerprints and grind

Outlets / GFCI's / Switches / Lights

Outlets appear OK they are GFI protected switches and outlet plates are present but heavy splatters

Sink / Faucet / Garbage Disposal

Sink has heavy grim mildew food particles in debris

Range / Oven / Broiler / Range Hood

Heavy grease drips spills food not wiped at all inside of door has a thick layer of black grease storage drawer is very sticky food particles and grease the knob to the back left burner is broken

Fridge / Freezer / Racks / Gasket

Not wiped out at all heavy food spills splatters grime top rack on the inside of the refrigerator is cracked at the bottom

Other**Bath 1 - Downstairs - Description****Photos of Bath 1 Here****Flooring**

Heavy grim dead bugs ants, calcium deposits in the back corner Q-Tip crumbs

Walls / Ceiling

Light scuffs and debris, dust, cobwebs streaks and Aunt Trail underneath window baseboard is water damaged in the corner

Windows / Screens / Window Coverings

Window is serviceable blinds are light dusty seal is very dusty. There's a trail of ants leading from the window.

Door / Doorstop

Door is okay doorstop is missing. Door itself has some heavy fingerprints and smudges and dust on the panels.

Toilet: Flush / Bowl / Seat

Toilet is serviceable but very grimy lots of Hair and calcium deposits

Towel Bar / TP Rack

Towel bar is loose. Toilet paper rack is loose but serviceable.

Mirror / Medicine Cabinet

Heavyweight splatters some delamination around the perimeter

Sink / Faucet

Heavy calcium deposit soap scum Hair and grinding missing a pop-up assembly

Vanity

Drawers and cabinets above toilet are grinding white calcium or toothpaste splatters

Outlets / GFCI's / Switches / Lights

Outlets are OK outlet is GFI protected lights are OK. Heat vent bulb is okay. Fan is okay but cover is falling off should be serviced.

Heater / Exhaust Fan

Bulb is okay. Cover is loose to exhaust fan.

Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout

Heavy calcium deposits in grime caulking is very mildew and mouldy surround is serviceable but very mild dude shower doors are OK. It looks like the tenants left the shower doors open constantly because the baseboard behind the door is very water damaged.

Other**Bath 2 - 2nd Floor 1/2 Bath - Description****Photos of Bath 2 Here****Flooring**

Not swept or cleaned it all heavy clumps of dust and Hair white calcium deposits and water residue baseboards are filthy dusty

Walls / Ceiling

Walls are scuffed and smudged throughout ceiling is okay

Windows / Screens / Window Coverings

There's no window in this bathroom

Door / Doorstop

Door is serviceable but heavily smudged and fingerprinted panel is very dirty grimy and dusty door knob is OK doorstop is missing

Toilet: Flush / Bowl / Seat

Toilet has a yellow ring around the bowl heavy grime and Hair clumps seat is damaged. Missing the pad toilet flushes. OK.

Towel Bar / TP Rack

Toilet paper rack is OK towel bar is OK

Mirror / Medicine Cabinet

Mirror has heavy toothpaste splatters on it and shelves are dusty.

Sink / Faucet

Sink is very grimy and heavily calcified caulking at the backsplash is peeling pop-up assembly is function

Vanity

Cabinet above toilet is serviceable but very dusty

Outlets / GFCI's / Switches / Lights

Outlets are OK switches are OK but very grimy

Heater / Exhaust Fan

Exhaust fan is present, but I cannot get it to turn on cover is very dusty and covered with lint should be serviced

Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout

There is no shower or tub in this bathroom

Other**Bath 3 - 2nd Floor in Room - Description****Photos of Bath 3 Here**

Flooring

Floor has heavy grime debris. There are some white crusty spots or where maybe the residents had a Matt put down on the floor just outside the shower not sure if this is gonna come up.

Walls / Ceiling

Scuffed and smudged throughout some splatters and gouges in the plaster there's also a couple of three M hooks

Windows / Screens / Window Coverings

Windows are serviceable cranks are working but are very dusty. Seal and tracks are also very dusty blinds are functional but very dusty and mildew.

Door / Doorstop

Door and doorstop are okay just dusty panels and smudge around handles

Toilet: Flush / Bowl / Seat

Heavy grime Hair toilet seat is broken

Toilet Bar / TP Rack

Toilet paper rack is OK towel bar is OK

Mirror / Medicine Cabinet

Medicine cabinet is grimy toothpaste residue and Hair and dust on shelves. Mirrors are heavy white toothpaste platters.

Sink / Faucet

Sink and faucet are functional but very grimy heavy calcium deposits. The pop-up assembly is not working properly.

Vanity

Vanity is in reasonable condition just grimy and sticky to touch

Outlets / GFCI's / Switches / Lights

Outlets appear OK lights are OK

Heater / Exhaust Fan

Exhaust fan is dusty, but sounds like it's drawing air OK

Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout

Shower has soap scum and heavy mildew tar spots

Other

Bath 4 - 3rd Floor - Description

Photos of Bath 4 Here

Flooring

Dust bunnies grime and heavy dust along baseboards

Walls / Ceiling

Light scuffs and smudges throughout ceiling has some dust and mildew spots above shower

Windows / Screens / Window Coverings

Window is serviceable crank is working but screens and cells are very dusty and cobwebs

Door / Doorstop

Doorstop is loose. Door knob is OK. Door itself is okay except very smudged and heavy dust on the panel

Toilet: Flush / Bowl / Seat

Smells like urine has urine inside Hair clumps and grime around bolts

Toilet Bar / TP Rack

Tell rack is okay toilet paper rack is OK

Mirror / Medicine Cabinet

Mirror is serviceable as heavy toothpaste platters medicine cabinet is OK shelves are dusty hair strands and green toothpaste goo

Sink / Faucet

Heavy calcium deposits and grime

Vanity

Vanity is OK. Doors are worn and smudged but functional.

Outlets / GFCI's / Switches / Lights

Outlets appear OK

Heater / Exhaust Fan

Exhaust fan appears OK but has lint and dust on the cover

Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout

Shower doors are serviceable shower pan has heavy mould in grime soap scum

Other**Bedroom 1 - 1st Floor - Description****Photos of Bedroom 1 Here****Flooring**

Vinyl plank has not been swept or cleaned heavy grind and gritty to the touch. Heavy debris and soil throughout baseboards are very grungy and grimy lots of dead ants, dust and dust bunnies.

Walls / Ceiling

Walls are indecent shape except for the baseboards light smudges and scuffs ceiling is good some cobwebs in the corners

Windows / Screens / Window Coverings

Windows are serviceable cranks are working well windows are secure. Windowsill is very dusty. Lots of dead bugs cranks are also very dusty but serviceable blinds are functional but lightly dusty

Door / Doorstop

Door is okay but has heavy fingerprints and smudge panels are very dusty door is missing a doorstop at the top and there are a few three M stickers in the door frame and on the edges of door

Closet: Door / Shelves / Rod

Closet door doors are serviceable just dusty panels closet itself is good just very grimy floor and dusty baseboards shelf is dusty

Outlets / Switches / Lights

There are two cracked outlet covers lights are good. Light switch is good just grimy.

Smoke / CO Detector

Smoke And CO alarm combo are present and working this alarm is a hardwired alarm

Other

Bedroom 2 - 2nd Floor - Description

Photos of Bedroom 2 Here

Flooring

Very Heavy debris grime clumps of Hair feathers throughout

Walls / Ceiling

Large nail holes and several large gouges in the drywall large yellow splatter on far wall heavy footprints and smudges ceiling is OK

Windows / Screens / Window Coverings

Windows are serviceable cranks are working and securable there's some water damage on the right side of the windowsill heavy dust and grime on tracks and on window and on screen blinds are broken the wand is missing

Door / Doorstop

Door and doorstop are present and functional door knob is OK. Door itself has heavy dust and grime and fingerprints both inside and out.

Closet: Door / Shelves / Rod

Closet doors are present and functional just heavy scuffs and dust and debris splatters debris in the closet. Heavy scuffs on the walls dust on shelves.

Outlets / Switches / Lights

Missing outlet cover on far right wall

Smoke / CO Detector

Smoke alarm CO alarm is present and functional. There's an old bracket above the front door that should be removed.

Other

Bedroom 3 - 3rd Floor Loft - Description

Photos of Bedroom 3 Here

Flooring

Heavy lint and debris, food crumbs grime dust Hair clumps throughout

Walls / Ceiling

Some nail holes scuffs and smudges footprints heavy blemishes drip marks throughout

Windows / Screens / Window Coverings

Slider screen is serviceable as a loose door handle tracks are very dirty. Slider screen is not sliding properly and has a torn screen. Vertical blinds are functional but very dusty.

Door / Doorstop

Door is okay just heavily scuffed and smudged and it's a different style than the other doors

Closet: Door / Shelves / Rod

There's no closet in this loft

Outlets / Switches / Lights

Outlets appear OK lights are OK

Smoke / CO Detector

Smoke alarm and CO alarm is present and serviceable

Other**Hallway - Description****Photos of Stairs / Hallway Here****Flooring****Walls / Ceiling****Windows / Screens / Window Coverings****Cabinets / Closets: Doors / Shelves / Rods****Smoke / CO Detector****Stairs: Steps / Bannister / Handrail****Other**

Exterior - Description

Photos of Exterior Here

Issues / Problems / Notable Items

Other - West Garage

Not swept out well there's lots of cobwebs grass clippings and debris heavy grime and grunge underneath the washer and dryer lint overhead door is not connecting to The mechanism properly needs to be serviced. Windows are functional but very dirty blinds are present and in good condition the blinds on the south side of the garage are very dirty. dozens of staples above garage door garage door is very dirty lots of cobwebs both inside and out.

East (Campus side) Garage

Some debris and wood chips old spilled paint tape lots of dust and cobwebs garage door is working as a lot of foam stuck to it. Insulation on the inside walls are all very scuffed and scratched and scraped heavy tire marks throughout.

Special Projects - Action Items

HVAC - Wall Heaters

Service HVAC system and replace all filters as needed

Cabinet/Counter Top Replacement

Garage Doors - Tune Up

Tune up both west and east garage doors. West door is not closing properly without disconnecting it from overhead mechanism and I believe the sensors are misaligned.

Fire Extinguisher Service

Assign to JOY EQUIPMENT PROTECTION. Service fire extinguishers throughout

Interior Hauling - Action Items

Hauling

Door Replacement - Action Items

Living Room

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd Floor in Room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd Floor Loft

Hallway

Other



Major Drywall - Action Items

Living Room

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd floor in room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd Floor Loft

Laundry Room

Hallway

Other

Painting - Action Items

Paint Per Sheet

Kitchen

Bath 1

Bath 2

Bath 3

Bath 4

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6

Hallway

Other



Plumbing - Action Items

Kitchen

1) Clear all drains 2) Check and repair garbage disposal couldn't get it to flip on

Bath 1 - Downstairs

1) Clear all drains 2) replace missing pop-up assembly to sink

Bath 2 - 2nd Floor 1/2 Bath

Clear all drains

Bath 3 - 2nd floor in room

1) Clear all drains 2) repair jammed pop-up assembly

Bath 4 - 3rd Floor

Clear all drains

Other**Maintenance - Action Items****Living Room**

Replace missing and door cracked outlet covers as needed

Kitchen

Repair / replace in floor heater vent at far end of kitchen. Sticking up on the side 2) after cleaning has been done please seal the granite or stone countertops with a sealer

Bath 1 - Downstairs

1) Replace water damaged baseboard along far wall underneath window 2) service exhaust fan and resecure cover. Is this even the Wright cover for this fan assembly? 3) tighten loose towel rack 4) replace missing doorstop

Bath 2 - 2nd floor 1/2 Bath

1) service clean exhaust fan 2) replace toilet seat broken 3) replace missing doorstop

Bath 3 - 2nd floor in room

1) replace toilet seat 2) service clean exhaust fan 3) adjust cabinet doors underneath vanity so they lineup squarely 4) after cleaning has been done please seal the granite or stone countertops with a sealer

Bath 4 - 3rd floor

1) Titan loose toilet seat 2) Secure loose doorstop 3) service clean exhaust fan 4) replace burned out vanity bulb (use same style bulb to match)

Bedroom 1 - Downstairs



1) replace two cracked and/or missing outlet covers use white to match others 2) repair replace wood baseboard at the corner left of the closet door doors as you go around to the bathroom. See photo. 3) replace missing doorstop at top of door

Bedroom 2 - 2nd Floor



1) if painters haven't done so already please remove the bracket to the smoke alarm above the door a new alarm has been installed. 2) replace missing outlet cover on far wall

Bedroom 3 - 3rd Floor Loft

Hallway



Repair shelf to the cabinet at the top of the stairs on the third floor looks like it's missing a couple of pins to hold the shelves in place

Other - Exterior



1) replace broken mailbox 2) replace cover to exterior outlet in the service access walkway behind the house on the ocean side of the house. There's a receptacle without the cover plate.

Entryway at front door



1) replace key knob to the West garage door with a passage knob. Use chrome style to match the rest of the doors in same entry area 2) replace the splitting/damaged baseboard at base of stairs on right wall between first stair tread and closet door

Reglaze - Action Items

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd Floor in room

Bath 4 - 3rd floor

Other

Strip & Caulk - Action Items

Kitchen

Bath 1 - Downstairs



1) Strip clean and caulk along sinks backsplash 2) Strip clean and recall shower pan

Bath 2 - 2nd Floor 1/2 Bath



Strip and caulk along back of sink

Bath 3 - 2nd Floor in room



Strip and caulk shower pan

Bath 4 - 3rd Floor



Strip clean and caulk shower pan

Other

Flooring - Vinyl - Action Items



Living Room

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd floor in room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd Floor Loft

Hallway

Other

Flooring - Carpet - Action Items

Living Room

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd Floor in room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd Floor Loft

Hallway

Replace carpet in both sets of stairs



Other

Window Coverings - Action Items

Living Room

1) Install vertical blinds to slider door 2) replace set of blinds to service door to balcony



Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd floor in room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor



Replace broken blinds

Bedroom 3 - 3rd Floor Loft

Hallway

Other

Cleaning - Action Items

General Comments

Floor Cleaning - Action Items

Carpet Cleaning (specify all rooms that need CLEANING)



Vinyl Plank Cleaning



Deep clean vinyl plank floors throughout entire house

Window / Glass - Action Items

Living Room

Kitchen

Bath 1 - Downstairs

Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd Floor in room



Check and repair shower doors they need a little bit of an adjustment so the door meets squarely with the frame (currently the bottom part doesn't align properly so it sticks out and I'm worried about water getting onto the floor). Replace magnetic strip to door and frame as needed.

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd floor loft



Handle to the slider door is loose needs to be secured

Hallway

Other

Screens - Action Items

Living Room

Kitchen

Bath 1 - Downstairs



Bath 2 - 2nd Floor 1/2 Bath

Bath 3 - 2nd floor in room

Bath 4 - 3rd floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd floor loft



Replace broken slider screen door

Hallway

Other

Pest Control - Action Items

Pests



Treat interior and exterior for ants

Appliances - Action Items

Kitchen



1) Replace cracked rack on inside of refrigerator door see photo for model and brand information. It's the top rack on inside of door. 2) service dishwasher clean elements and drain make sure operating properly

Garage



Service both washers and dryer pull machines away from wall cleaned ducts check and perform preventative maintenance on all of the machines

Electrical - Action Items

Living Room

Kitchen

Bath 1 - Downstairs



Bath 2 - 2nd floor 1/2 bath

Bath 3 - 2nd floor in room

Bath 4 - 3rd Floor

Bedroom 1 - Downstairs

Bedroom 2 - 2nd Floor

Bedroom 3 - 3rd floor loft

Hallway

Other

Key / Lock Replacement - Action Items

Front Door



Replace deadbolt with a quickset smart key. Use a brushed nickel finish to match the rest of the hardware on the front door.

Other Door



Replace lock to service entry at back of campus side garage key should be the same as the front door. It's a knob lock only. Use brushed nickel to match.

MOI Check-ins and Final Inspection

Zone Check

Post Maintenance Photos

Final Inspection

