

IV MOI JUNE 2026

Inspection Date: 06/13/2026

Property: 6710 Trigo Road, Goleta, CA 93117
Tenant: Niklas G. Shore | (805) 612-0045 | nik.shore.44@gmail.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

B

Cleaning Level

Light-Medium

of Keys Left in Unit

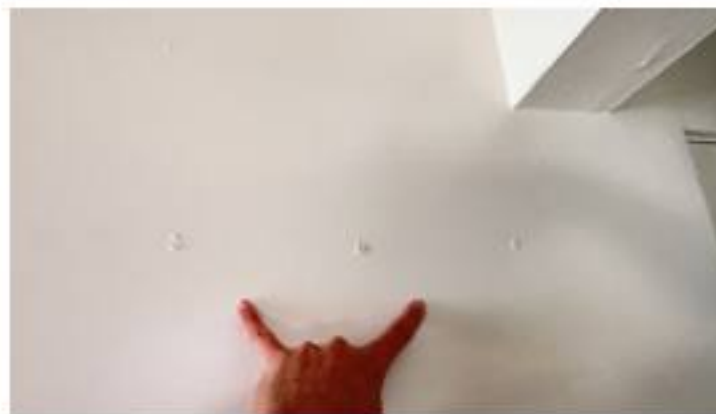
8 keys

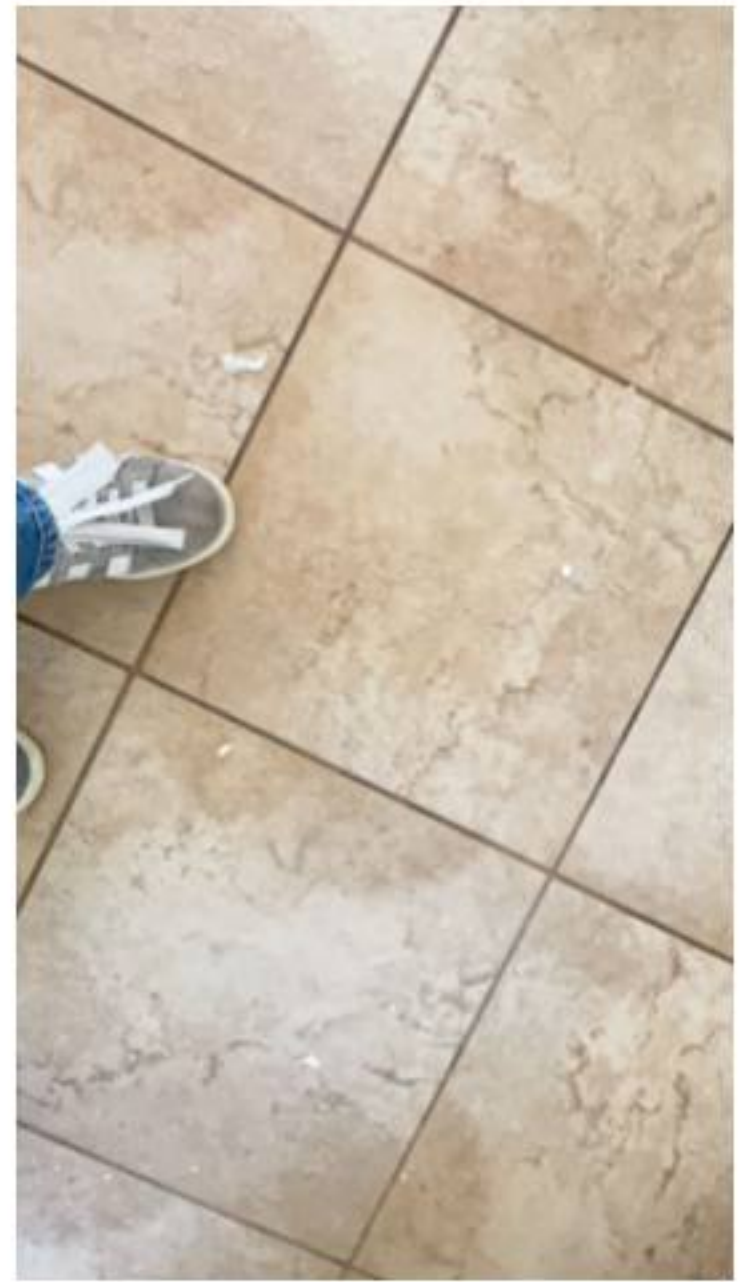
Paint Sheet In Unit (Yes/No)

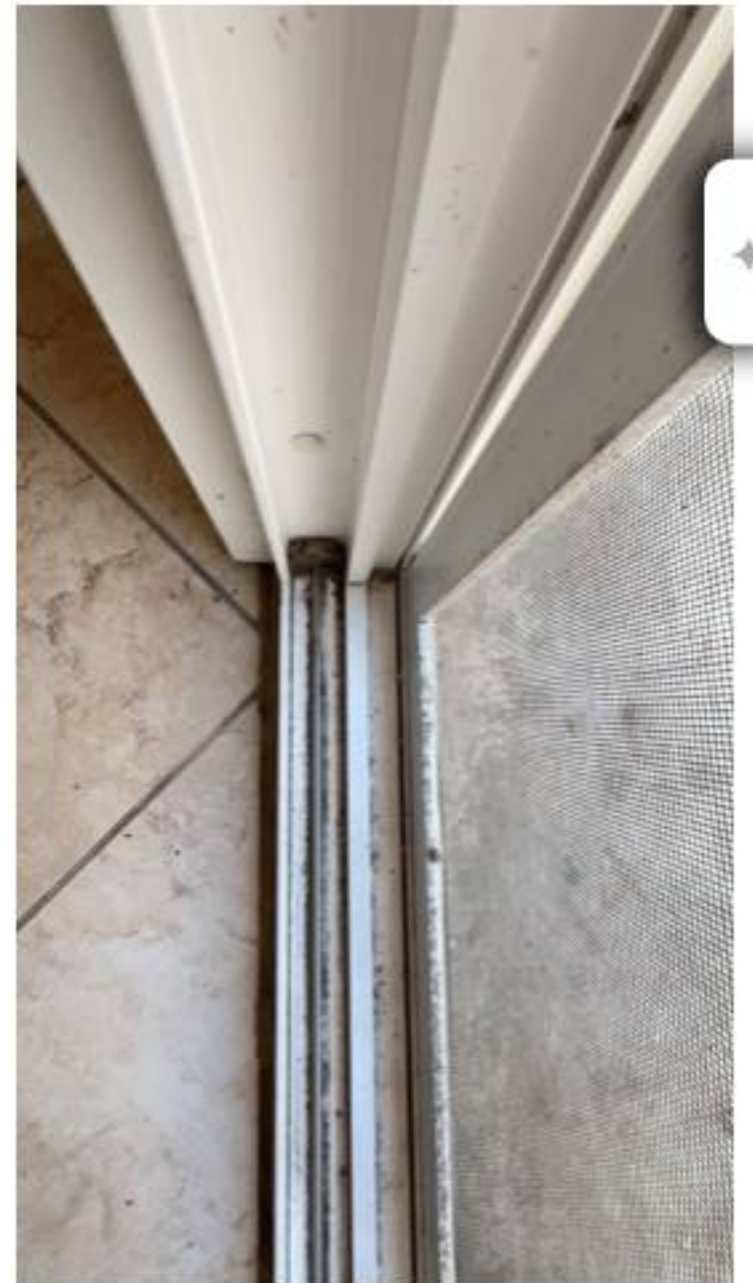
Owner is painting

LIVING ROOM - DESCRIPTION

Photos of Living Room Here















Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Heater

Outlets / Switches / Lights

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

Smoke / CO Detector

Other

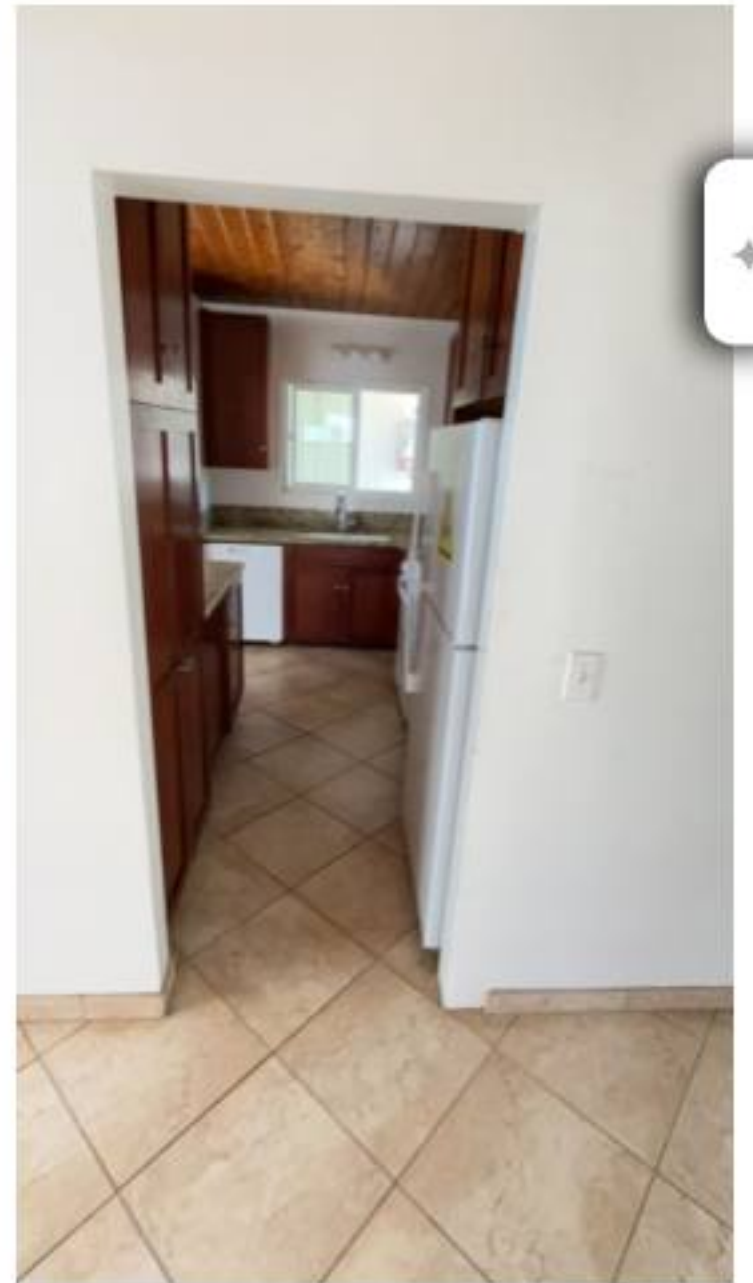
Kitchen - Description

Photos of Kitchen Here



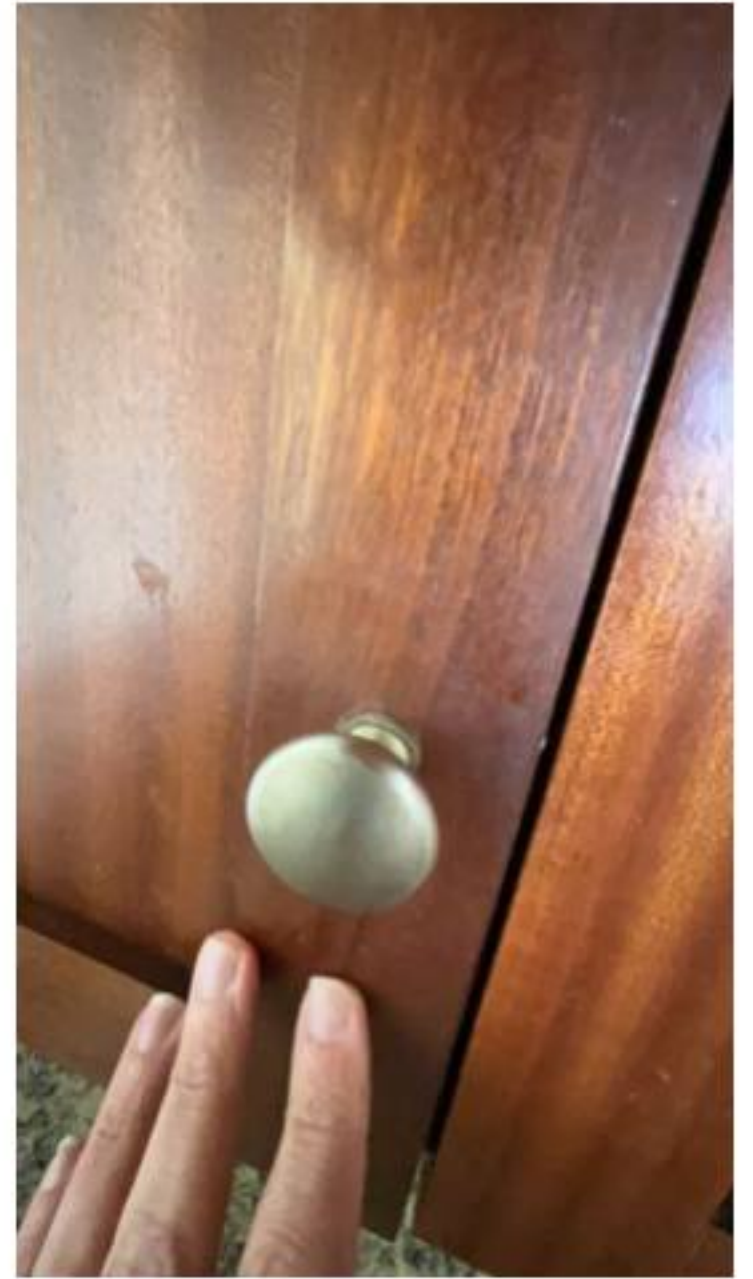


















Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Counters / Cutting Board

Cabinets / Drawers

Outlets / GFCI's / Switches / Lights

Sink / Faucet / Garbage Disposal

Range / Oven / Broiler / Range Hood

Fridge / Freezer / Racks / Gasket

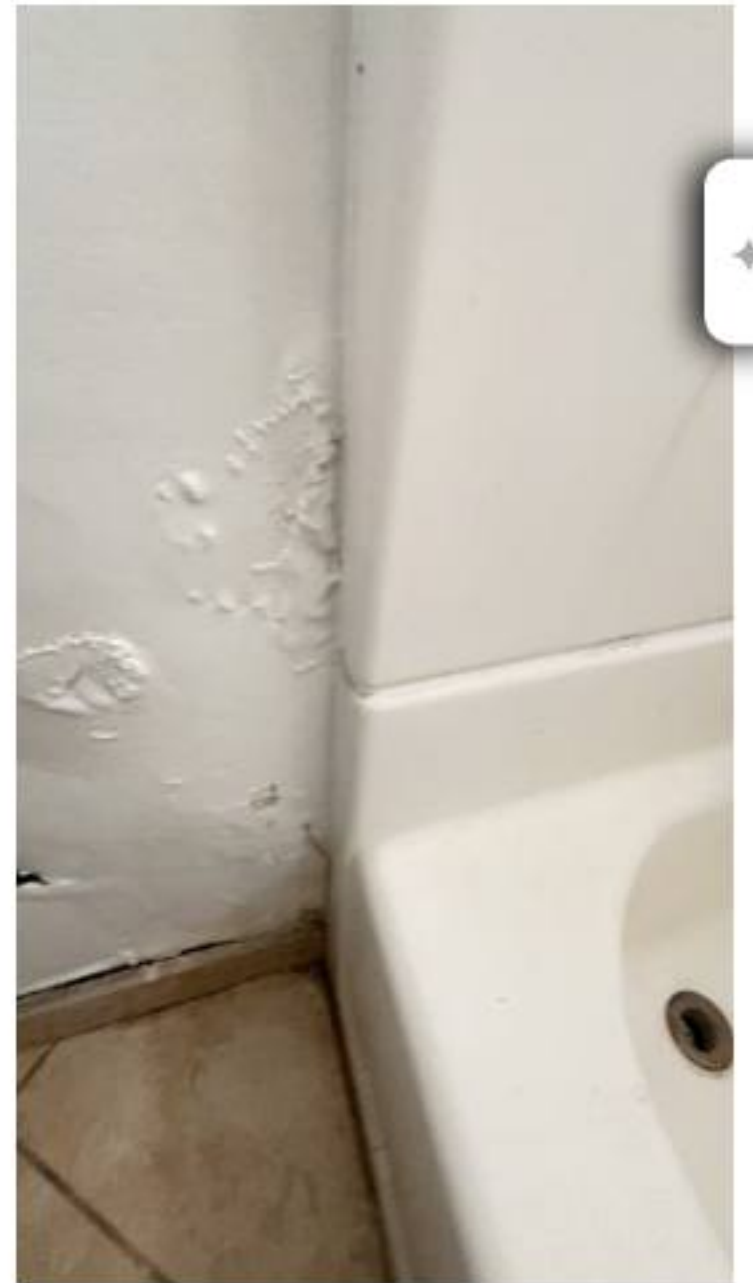
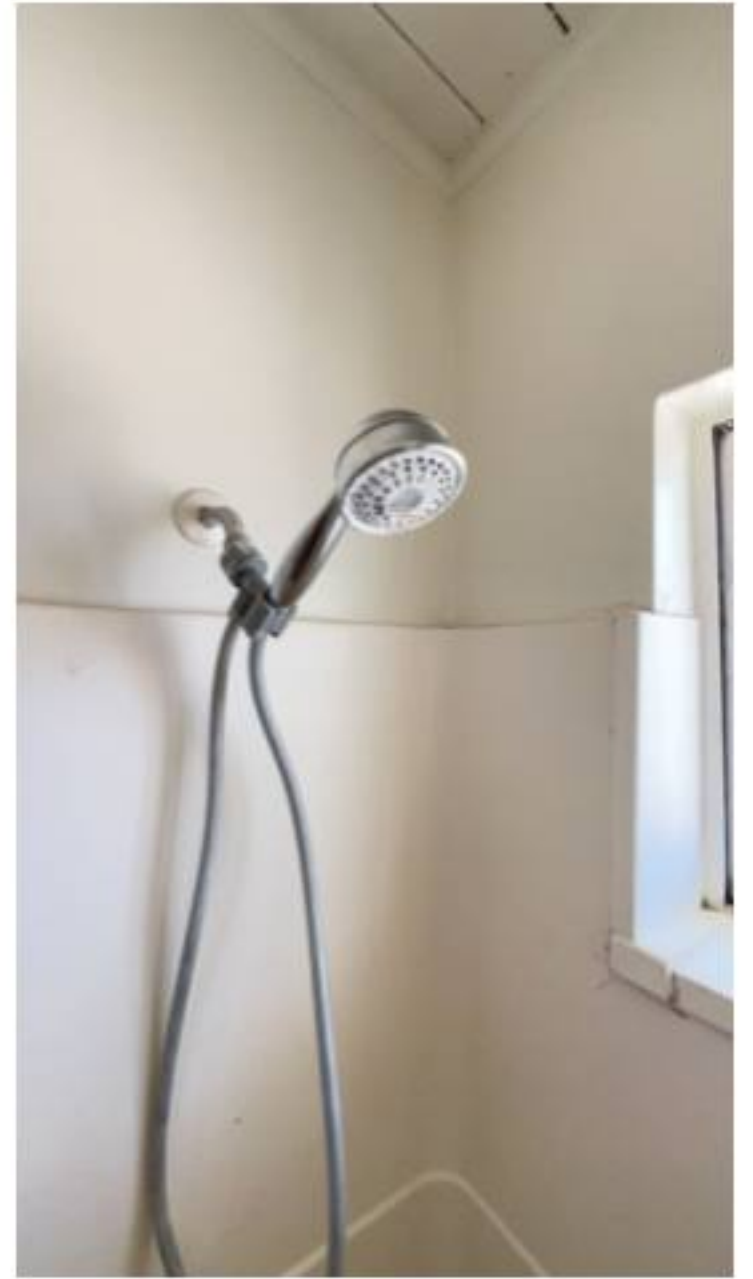
Other

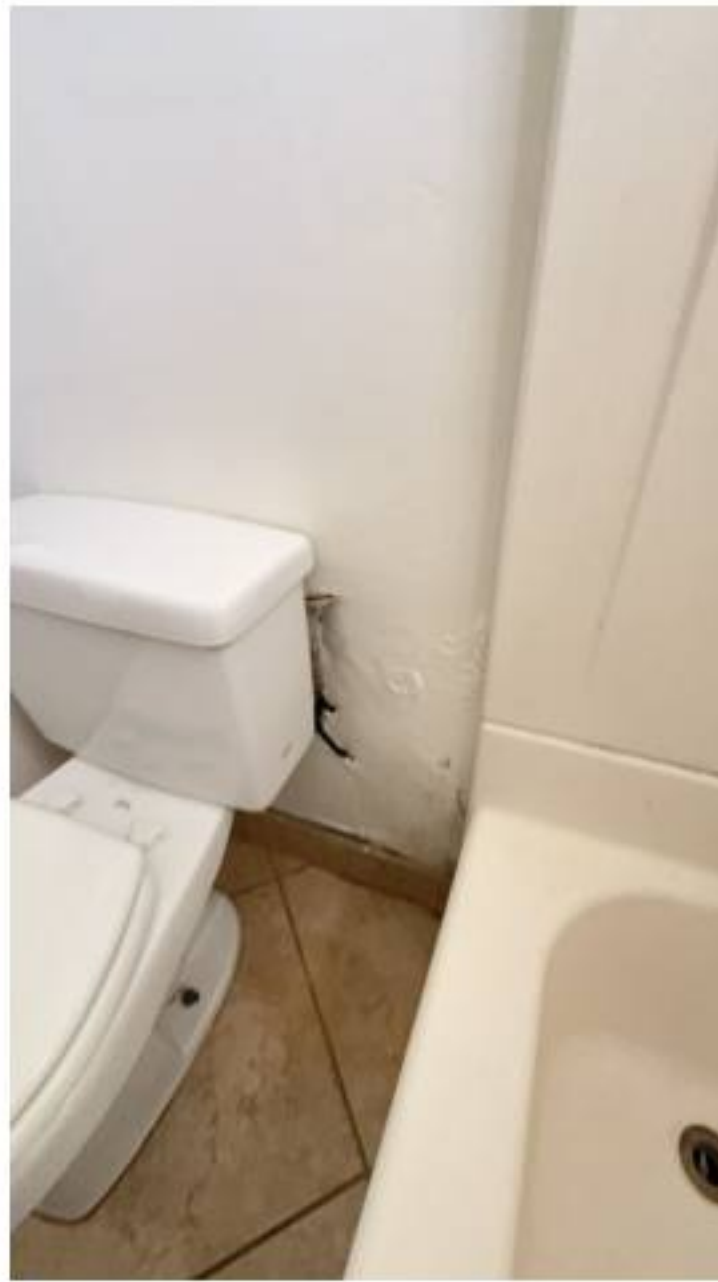
Bath 1 - Hall

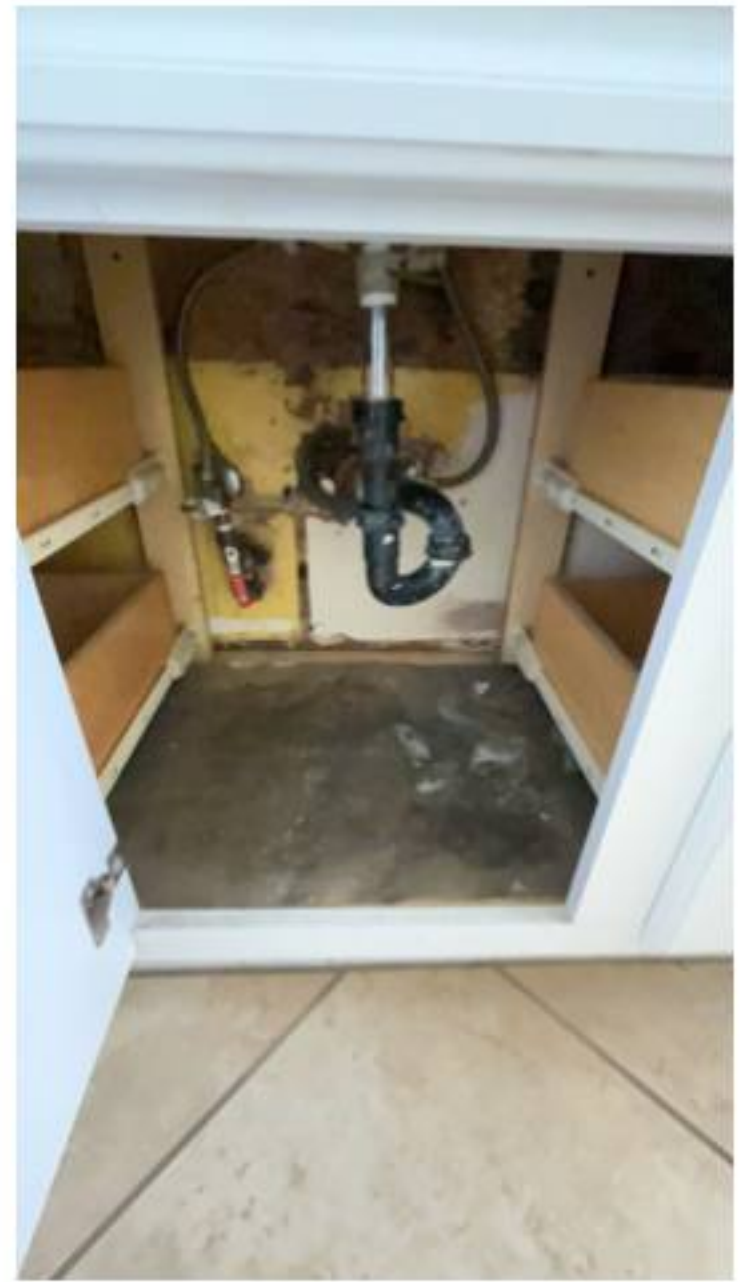
Photos of Bath 1 Here













Flooring

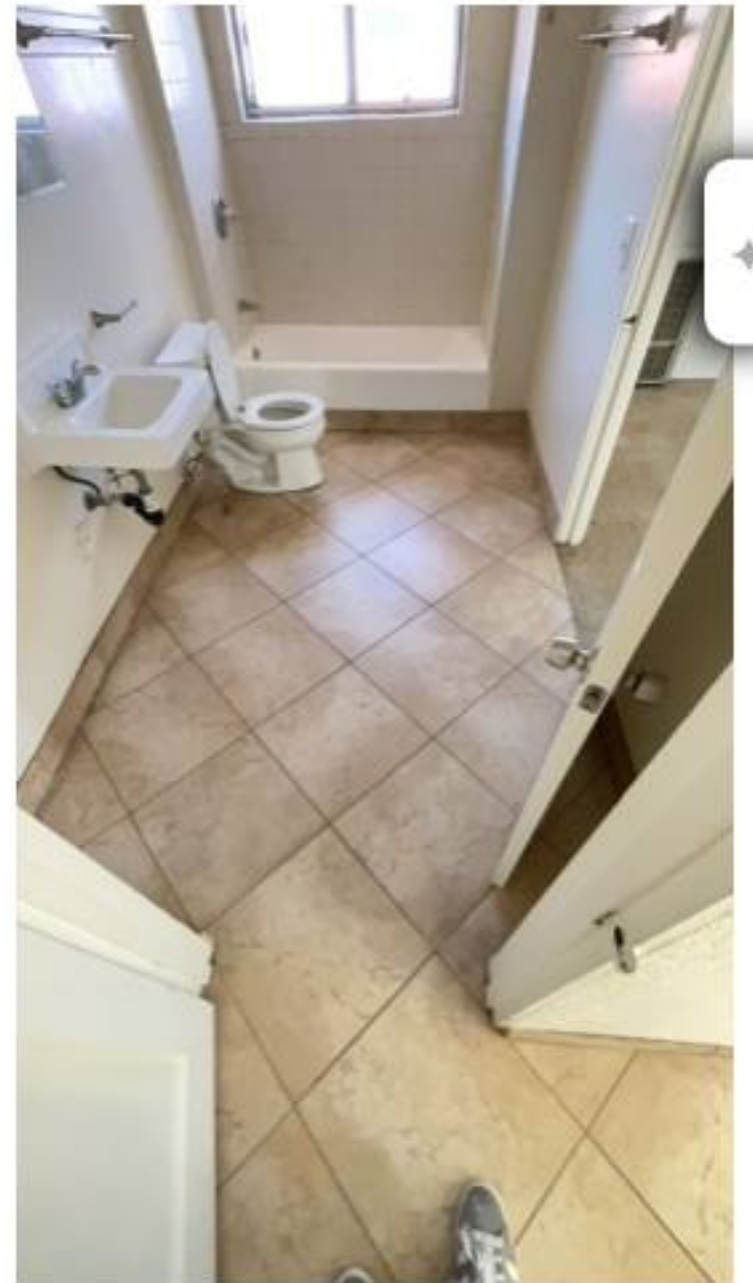
Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop**Toilet: Flush / Bowl / Seat****Towel Bar / TP Rack****Mirror / Medicine Cabinet****Sink / Faucet****Vanity****Outlets / GFCI's / Switches / Lights****Heater / Exhaust Fan****Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout****Other****Bath 2 - Back****Photos of Bath 2 Here**









Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Toilet: Flush / Bowl / Seat

Towel Bar / TP Rack

Mirror / Medicine Cabinet

Sink / Faucet

Vanity

Outlets / GFCI's / Switches / Lights

Heater / Exhaust Fan

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

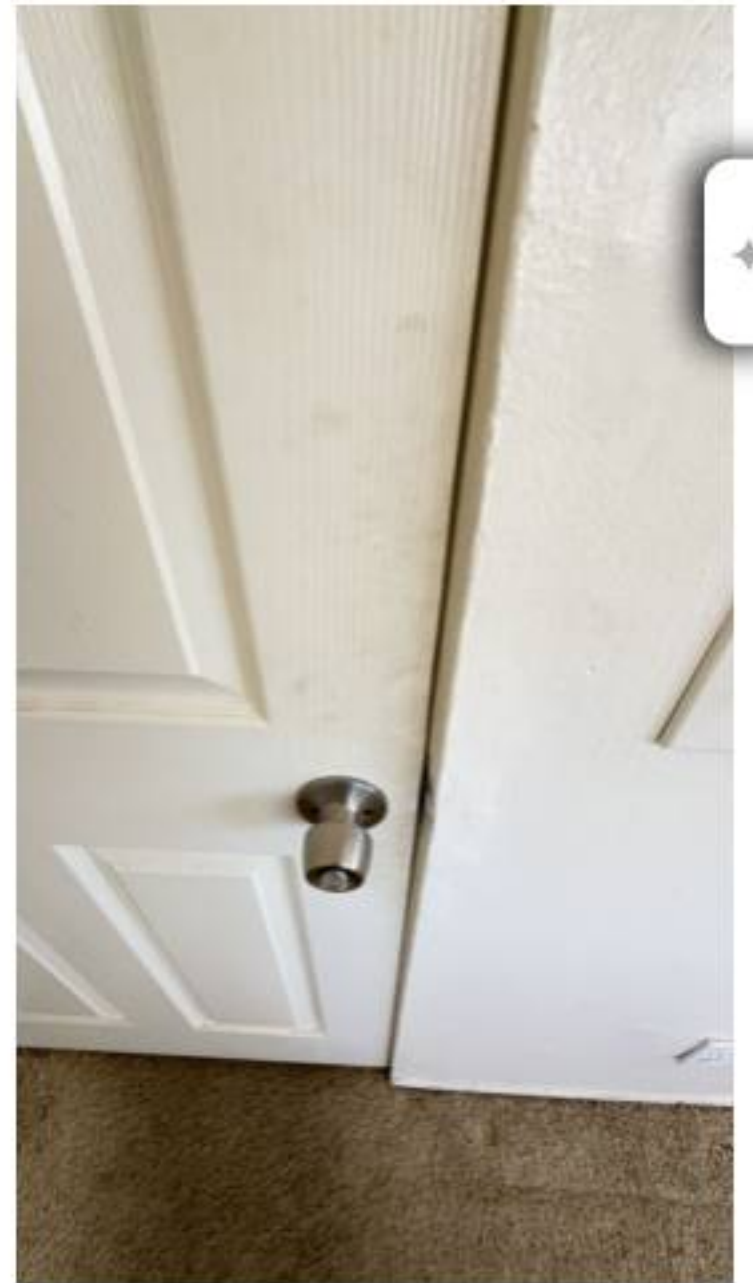
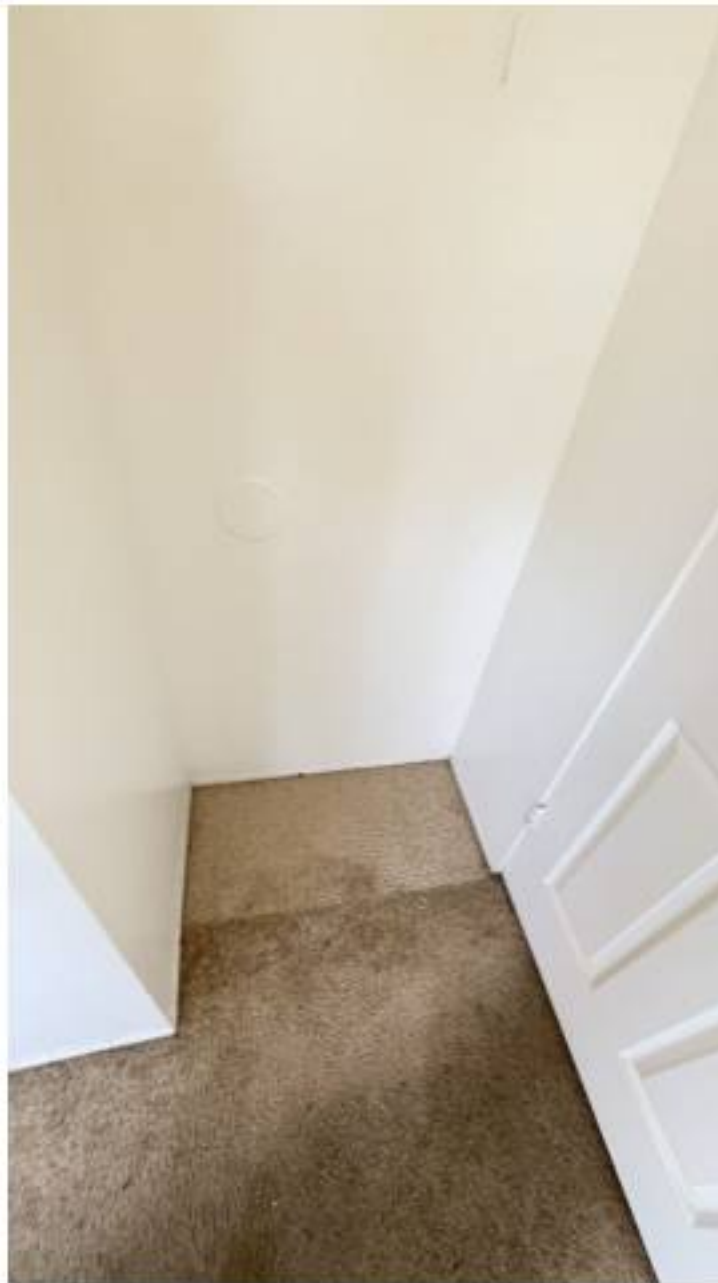
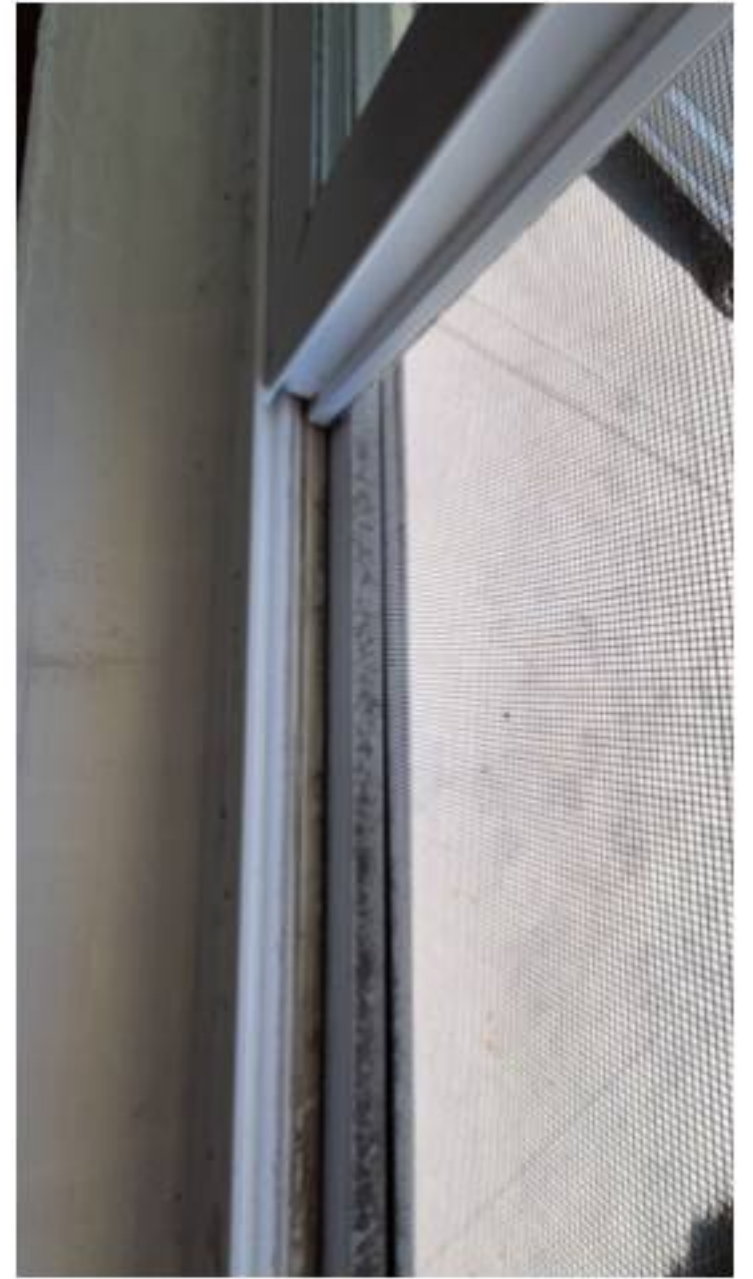
Other

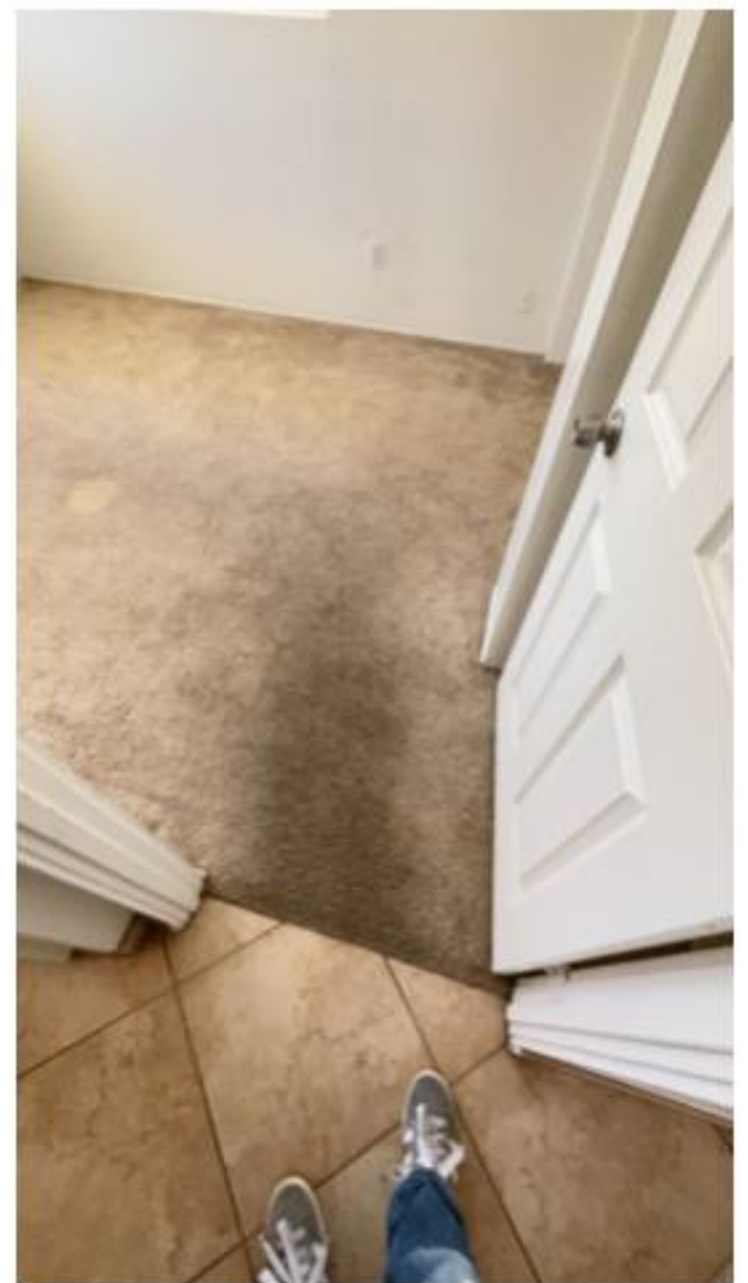
Bedroom 1 - Front Left - Description

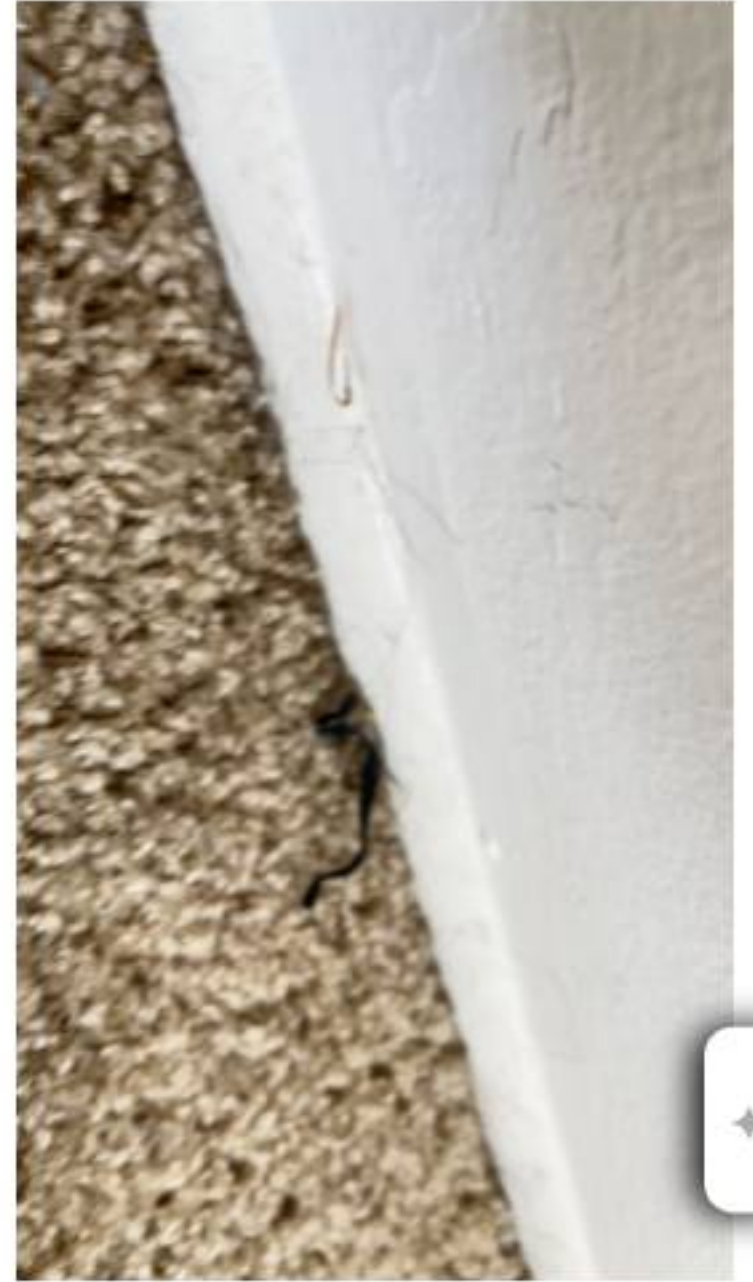
Photos of Bedroom 1 Here











Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

Outlets / Switches / Lights

Smoke / CO Detector

Other

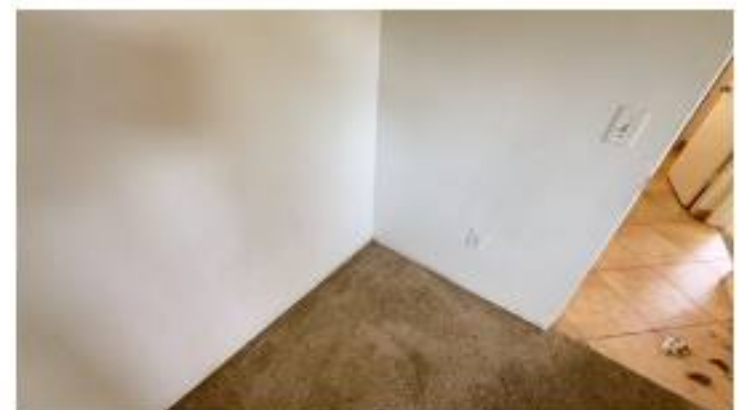
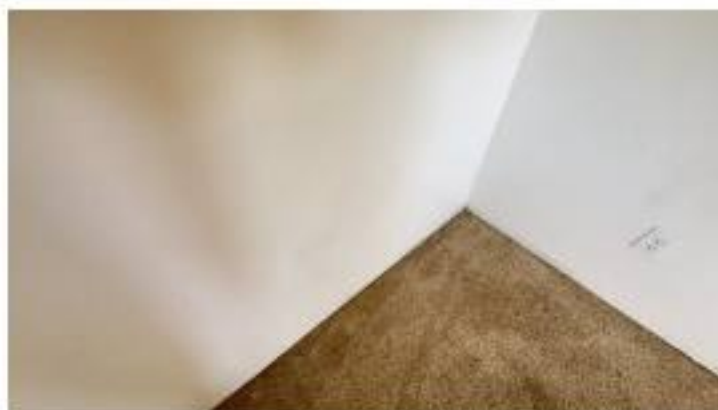
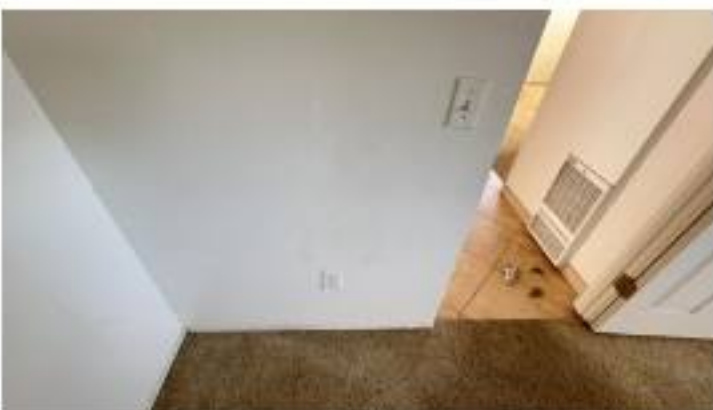
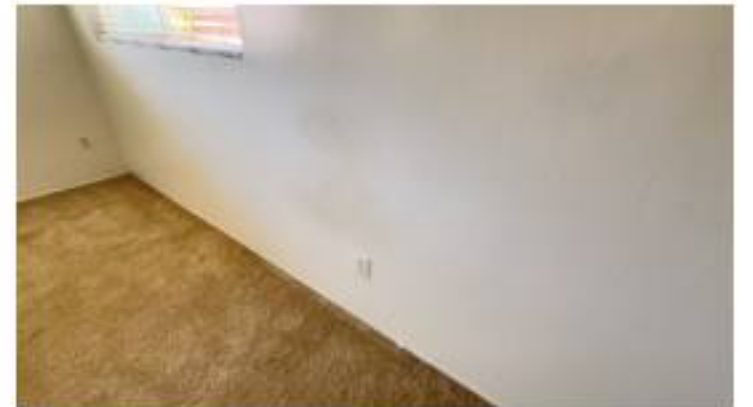
Bedroom 2 - Front Right - Description

Photos of Bedroom 2 Here













Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

Outlets / Switches / Lights

Smoke / CO Detector

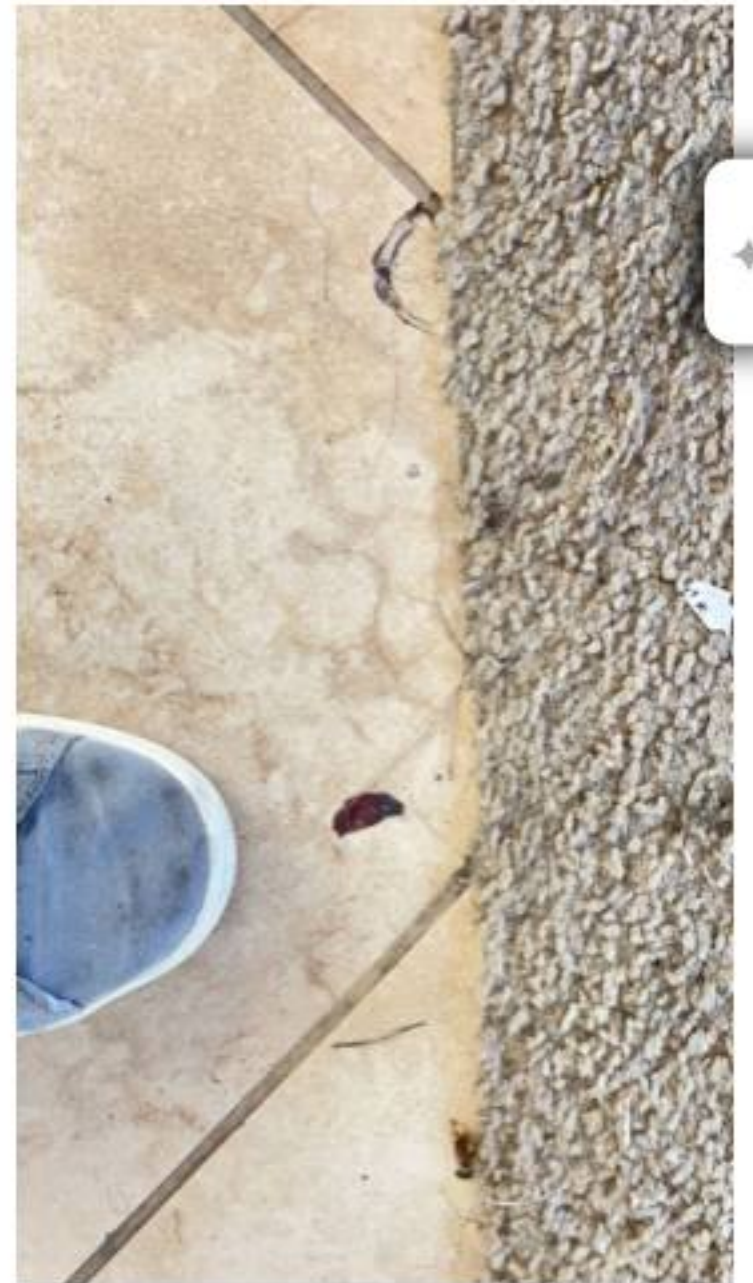
Other

Bedroom 3 - Off Kitchen - Description

Photos of Bedroom 3 Here









Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

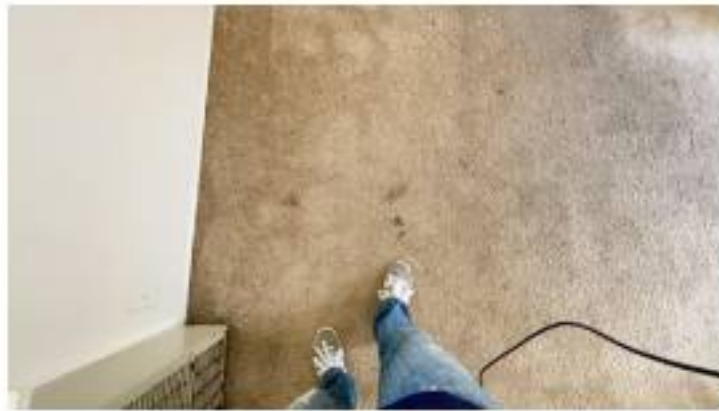
Outlets / Switches / Lights

Smoke / CO Detector

Other

Bedroom 4 - Back - Description

Photos of Bedroom 4 Here



Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

Outlets / Switches / Lights

Smoke / CO Detector

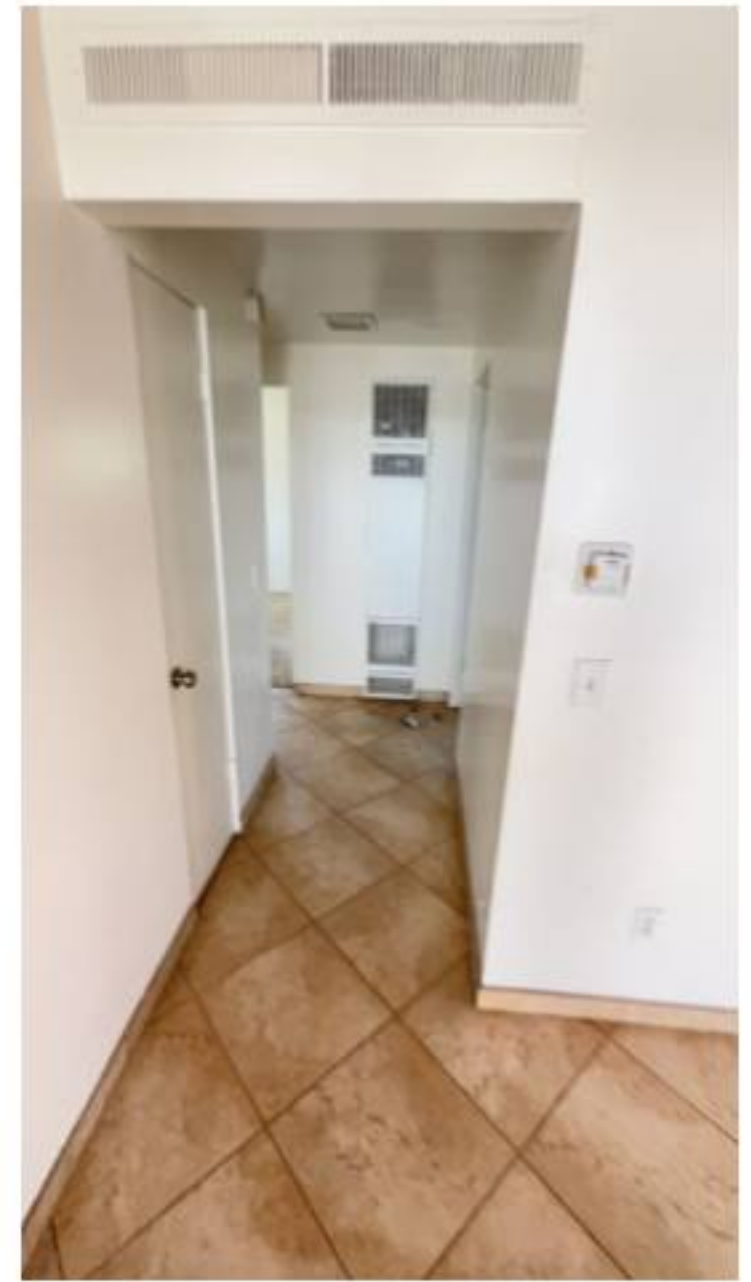
Other

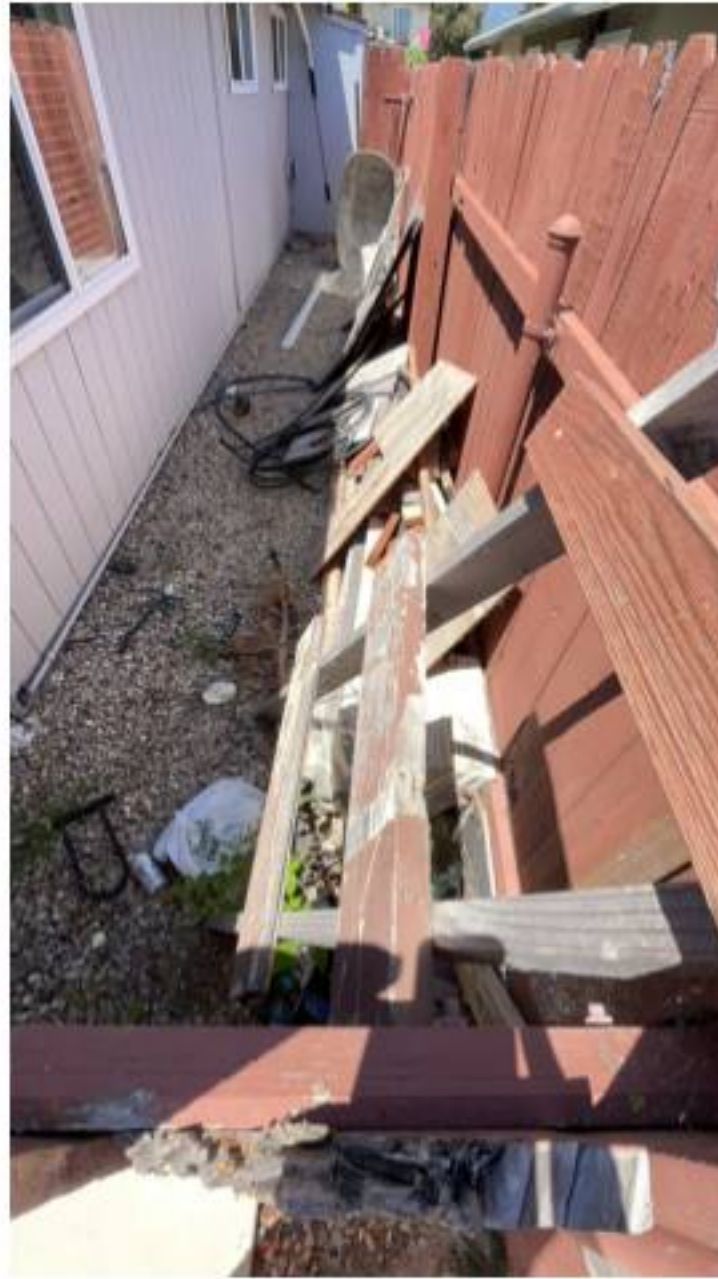
Hallway - Description

Photos of Stairs / Hallway Here

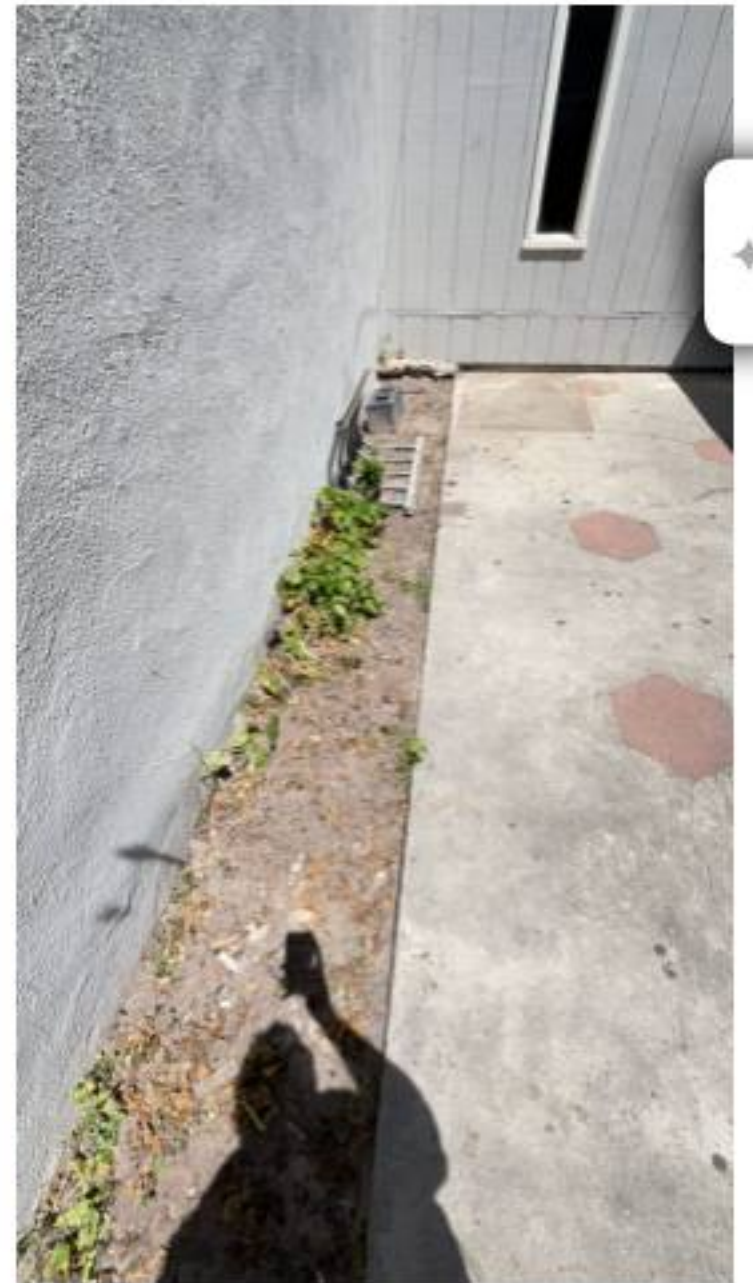
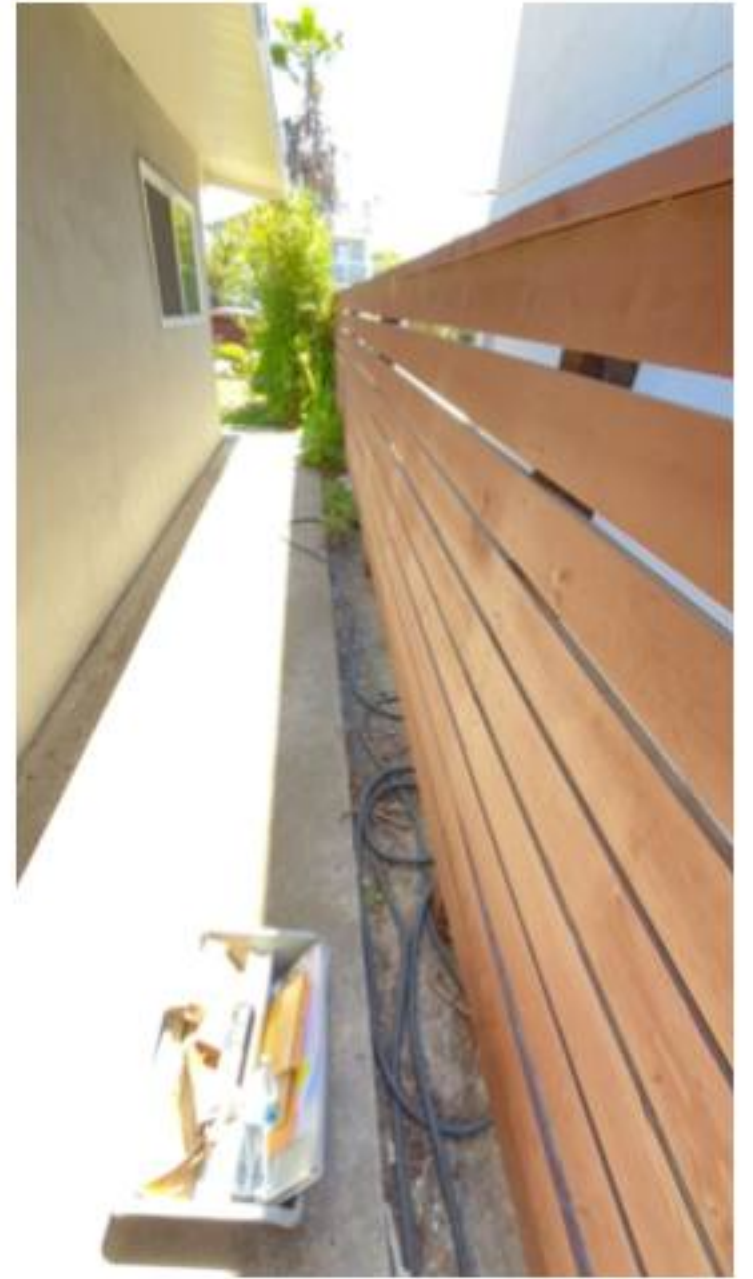


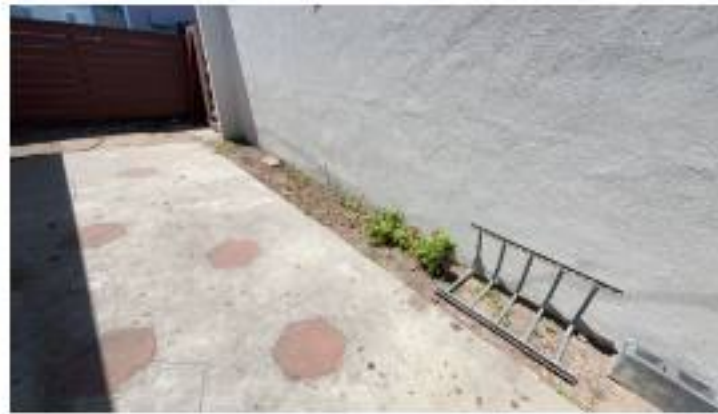


**Flooring****Walls / Ceiling****Windows / Screens / Window Coverings****Cabinets / Closets: Doors / Shelves / Rods****Smoke / CO Detector****Stairs: Steps / Bannister / Handrail****Other****Exterior - Description****Photos of Exterior Here**









Issues / Problems / Notable Items

Other

Special Projects - Action Items

Tub/Shower Replacement

Cabinet/Counter Top Replacement

Interior Hauling - Action Items

Hauling

Door Replacement - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Major Drywall - Action Items

Living Room

Kitchen

Bath 1 - Hall



Repair bad water damage behind toilet

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Painting - Action Items

IV MOI - Paint Per Sheet

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Plumbing - Action Items

Kitchen



Clear all drains

Bath 1 - Hall



Clear all drains

Bath 2 - Back



Clear all drains

Maintenance - Action Items

Living Room



Replace heater thermostat

Kitchen



1) Replace missing cabinet knob to the cabinet above pantry opposite refrigerator 2) remove sticker on freezer door 3) add calcium remover to dishwasher 4) seal granite counters

Bath 1 - Hall



1) Check trim plate around shower valve and either repair replace or caulk around it. I believe this might be where water is getting in to the wall.? 2) replace worn out medicine cabinet

Bath 2 - Back



1) Strip and re-caulk around base of toilet 2) strip and re-caulk around window frame 3) Replace shower escutcheon plate to shower arm 4) replace broken toilet seat

Bedroom 1 - Front Left



Check smoke alarm for proper function. It was disabled at the pre-move out Inspection because it was malfunctioning may need to be replaced.

Bedroom 2 - Front Right



Replace missing smoke alarm above door

Bedroom 3 - Off Kitchen

Bedroom 4 - Back



Replace old smoke alarm above door

Hallway



Take down filthy smoke alarm in the southside hallway and wipe it down clean

Other

Reglaze - Action Items

Kitchen

Bath 1 - Hall

Bath 2 - Back

Strip & Caulk - Action Items

Kitchen



Bath 1 - Hall

Bath 2 - Back

Flooring - Vinyl - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Flooring - Carpet - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Replace carpet ((large bleach stains)



Bedroom 2 - Front Right



Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Window Coverings - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left



Repair pull string to set of blinds facing street looks they're like there might be a couple of missing strings as well if we need to replace the blinds okay to do

Bedroom 2 - Front Right



Repair pull strings to the set of blinds facing west walkway missing the proper pole mechanisms if we need to replace please do

Bedroom 3 - Off Kitchen

Bedroom 4 - Back



Replace both sets of blinds strings are broken

Hallway

Other

Cleaning - Action Items

General Comments



Floor Cleaning - Action Items

Carpet Cleaning (specify all rooms that need CLEANING)



Clean carpets in all bedrooms except the south-east bedroom (campus side facing street). This one will be replaced due to large bleach stains

Vinyl Plank Cleaning



Deep clean tile floors throughout all common areas. Livingroom, kitchen, hallways and bathrooms

Window / Glass - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Screens - Action Items

Living Room



Rescreen left side slider screen door torn

Kitchen

Bath 1 - Hall



Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Pest Control - Action Items

Pests

Appliances - Action Items

Kitchen

Electrical - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bath 2 - Back

Bedroom 1 - Front Left

Bedroom 2 - Front Right

Bedroom 3 - Off Kitchen

Bedroom 4 - Back

Hallway

Other

Key / Lock Replacement - Action Items

Front Door

Back Door (in bedroom off kitchen)

Other Door

IV MOI

Zone Check

Final Inspection

Post Maintenance and Cleaning Photos

