

IV MOI JUNE 2026

Inspection Date: 06/13/2026

Property: 6745 Sabado Tarde Road, #A, Goleta, CA 93117

Tenant: Sicilia M. Holmes (619) 252-8112 siciliamarie@att.net

MOI/ INSPECTION - Description

Inspection Date



June 13, 2026

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



Tenants are out on time

Inspector's Name



Tom

Grade

C

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



No real heavy cleaning has been done. All baseboards and flooring are covered in dust and other debris. Windows and blinds have not been washed or dusted covered in dust. Lots of cobwebs throughout each room. The kitchen, all the cabinets and doors have sticky and greasy residue around the handles. Lots of baked on food in the ovens grease under the range hood top of the refrigerator is covered in dust a lot of food debris and everything inside the refrigerator. Nothing has been wiped clean. Bathroom has sticky walls, hair and other grip on most surfaces. Not cleaned

of Keys Left in Unit

Paint Sheet In Unit (Yes/No)

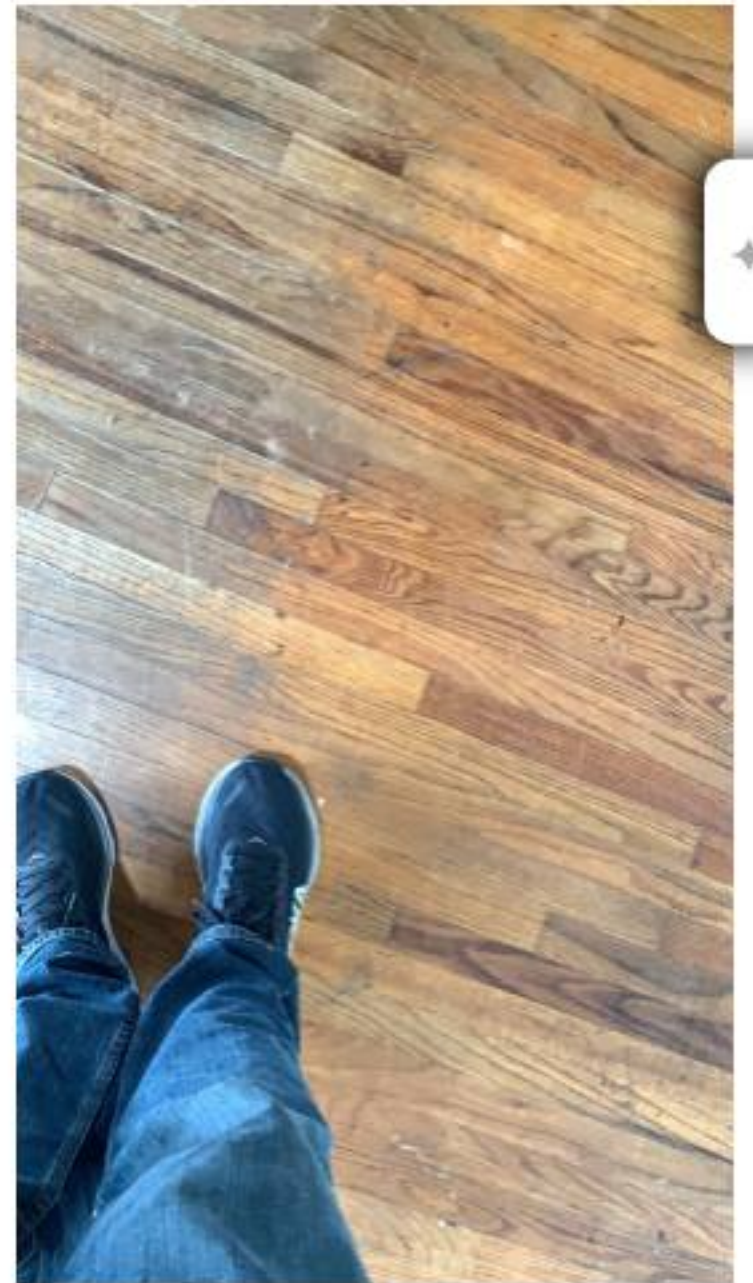


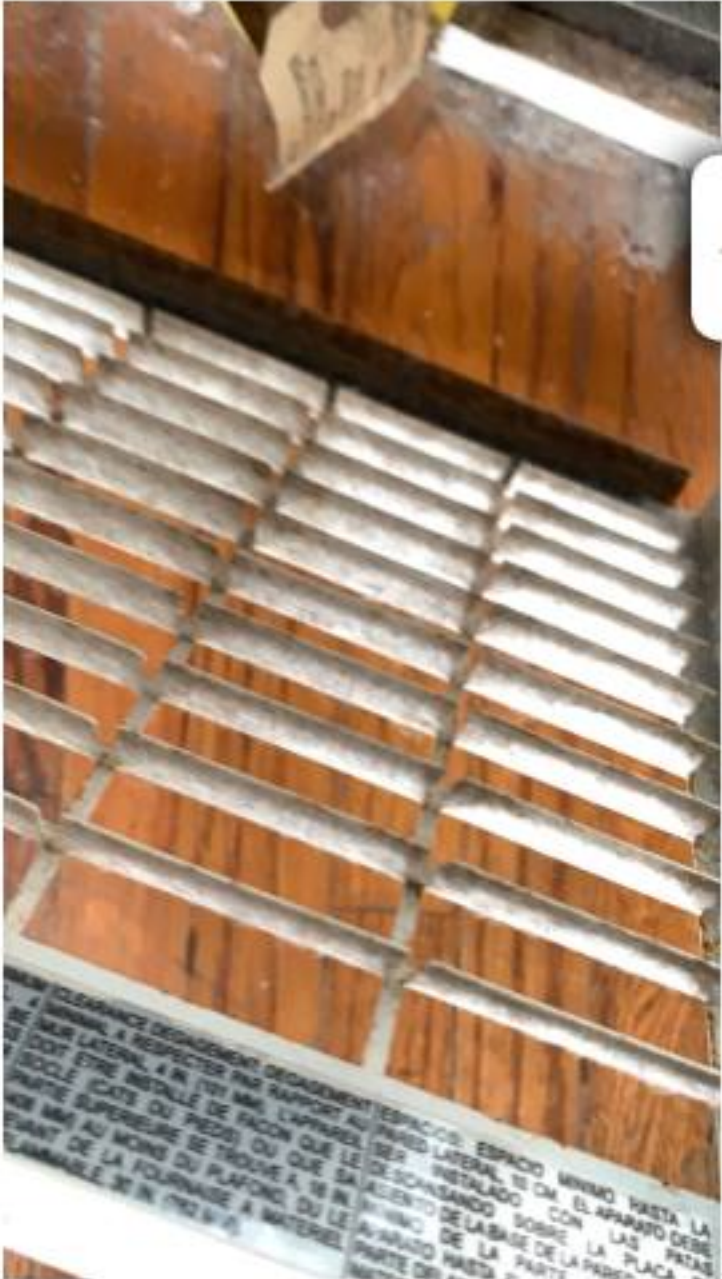


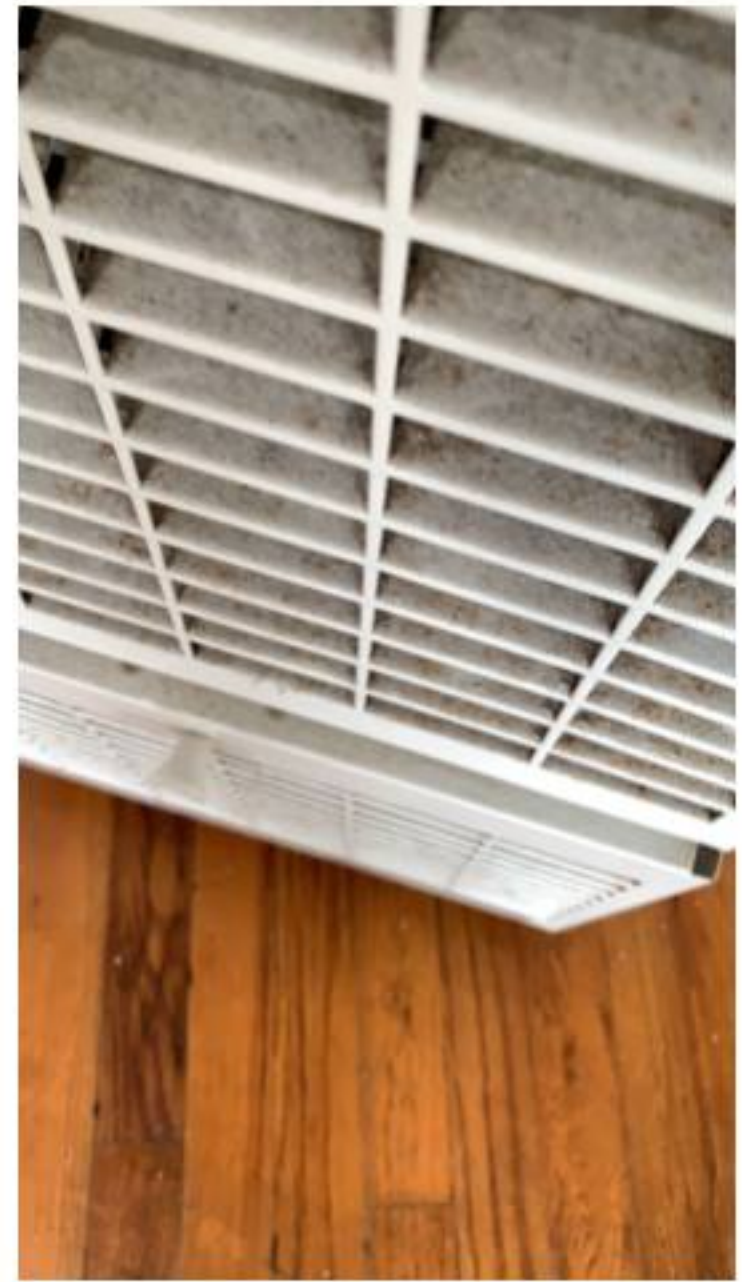
Living Room - Description

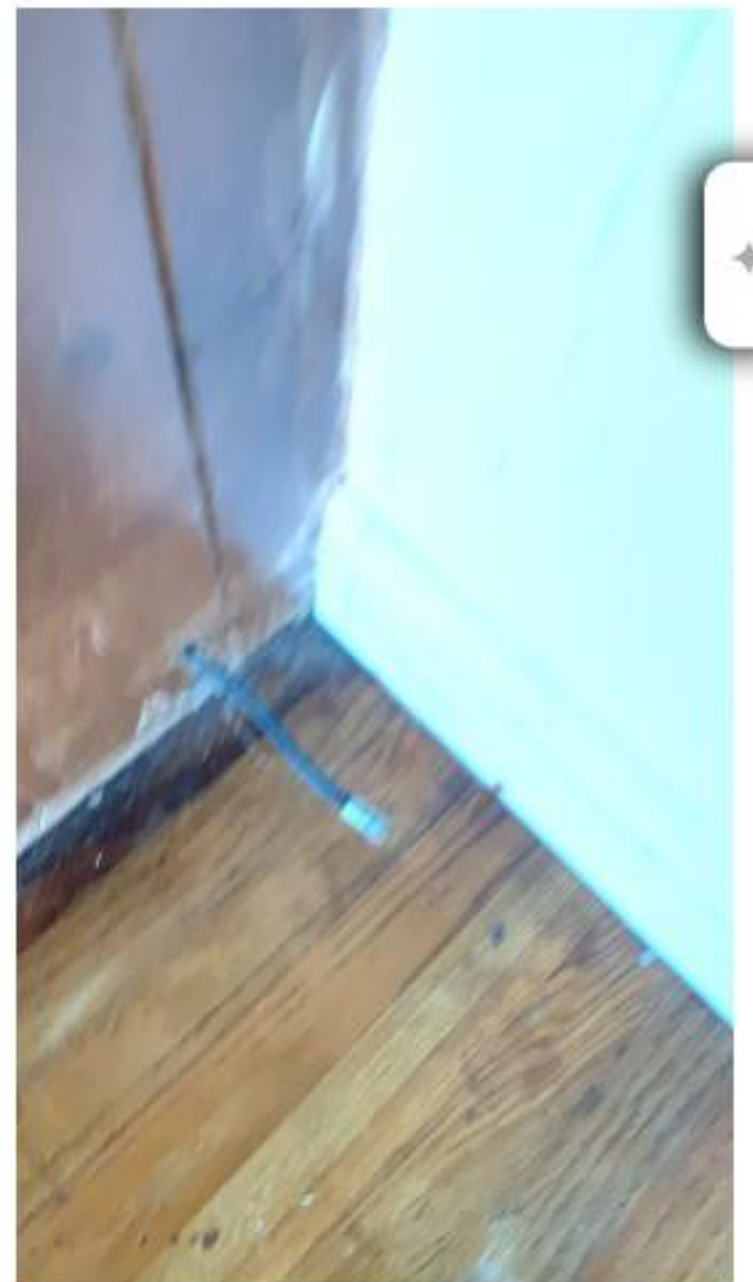
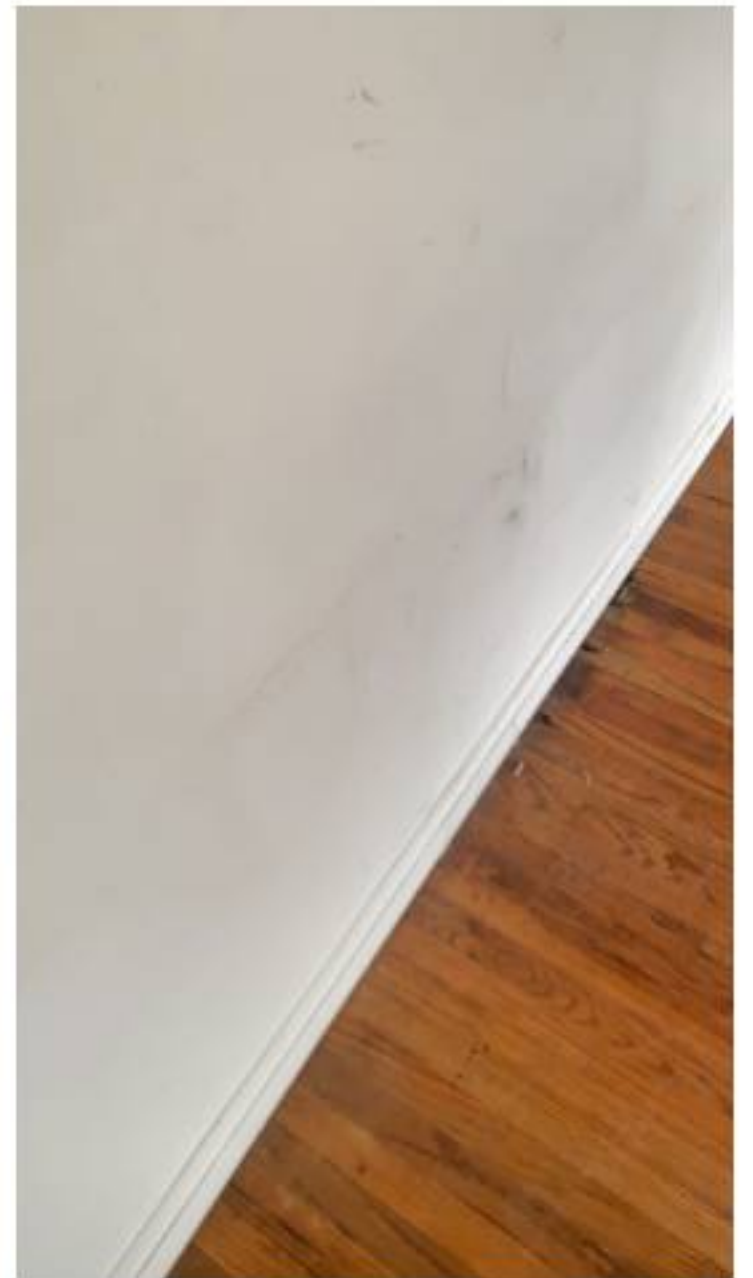
Photos of Living Room Here



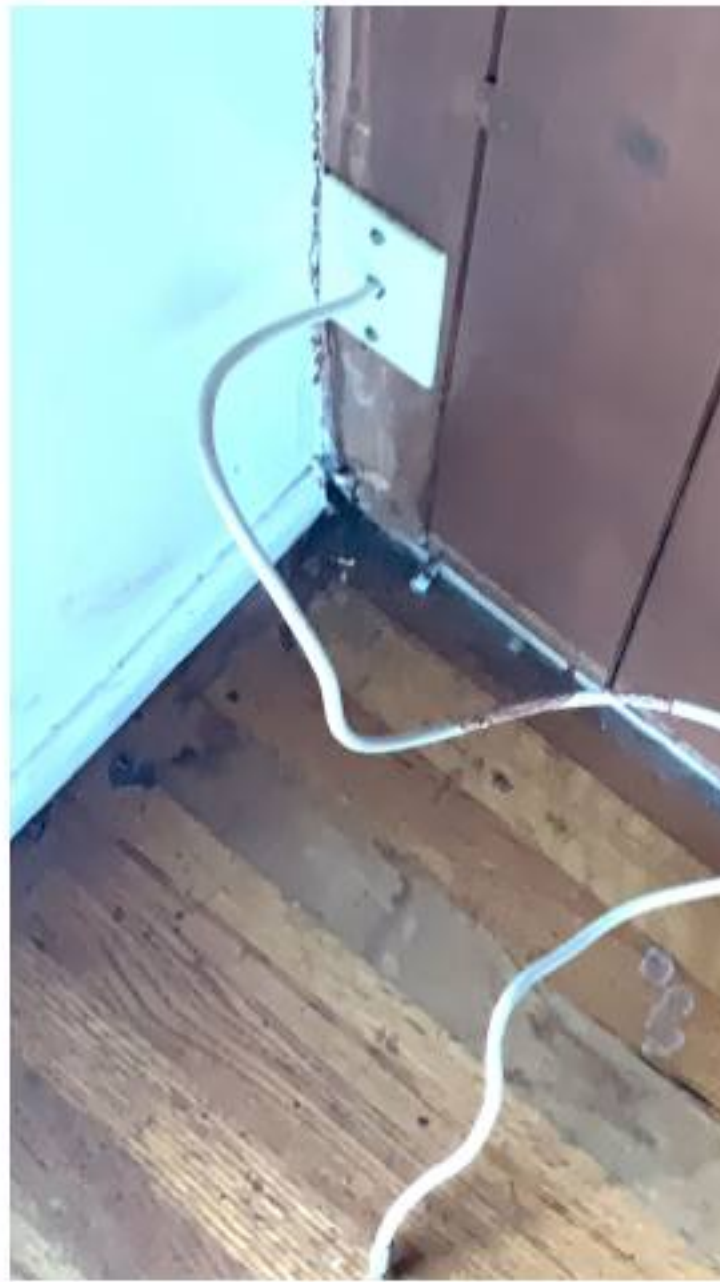


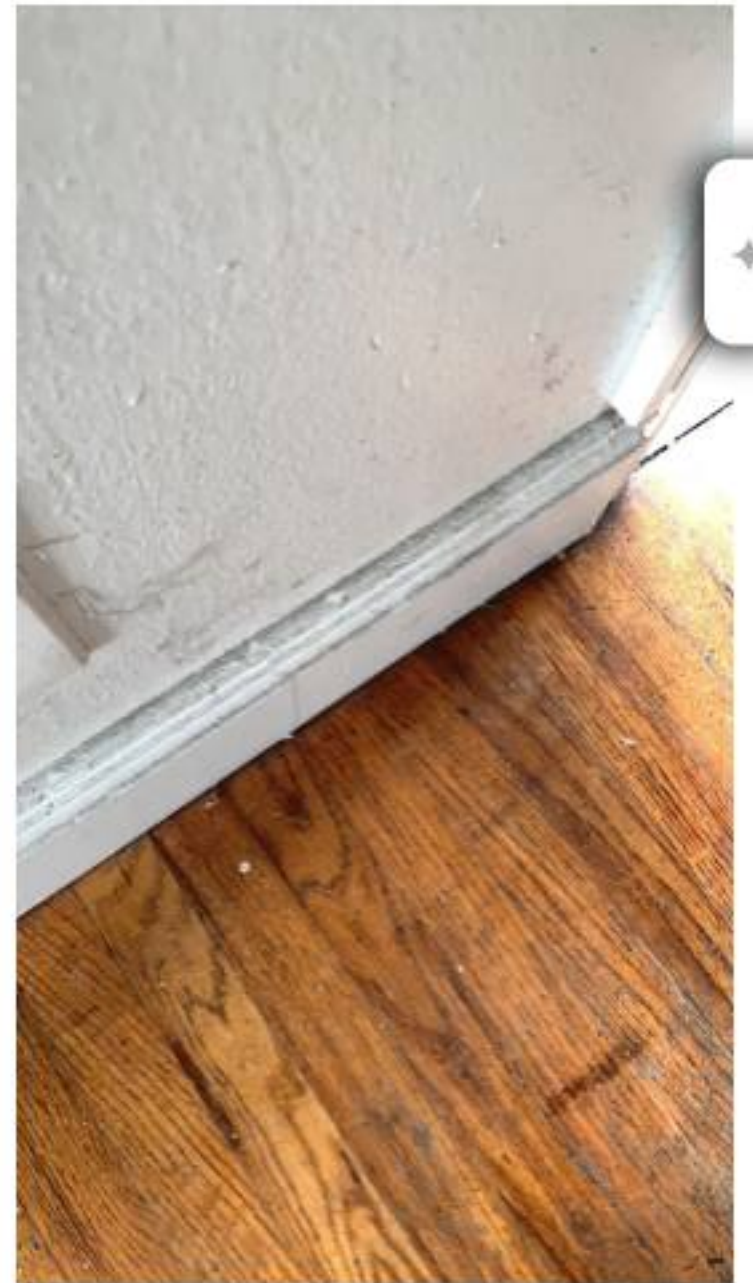
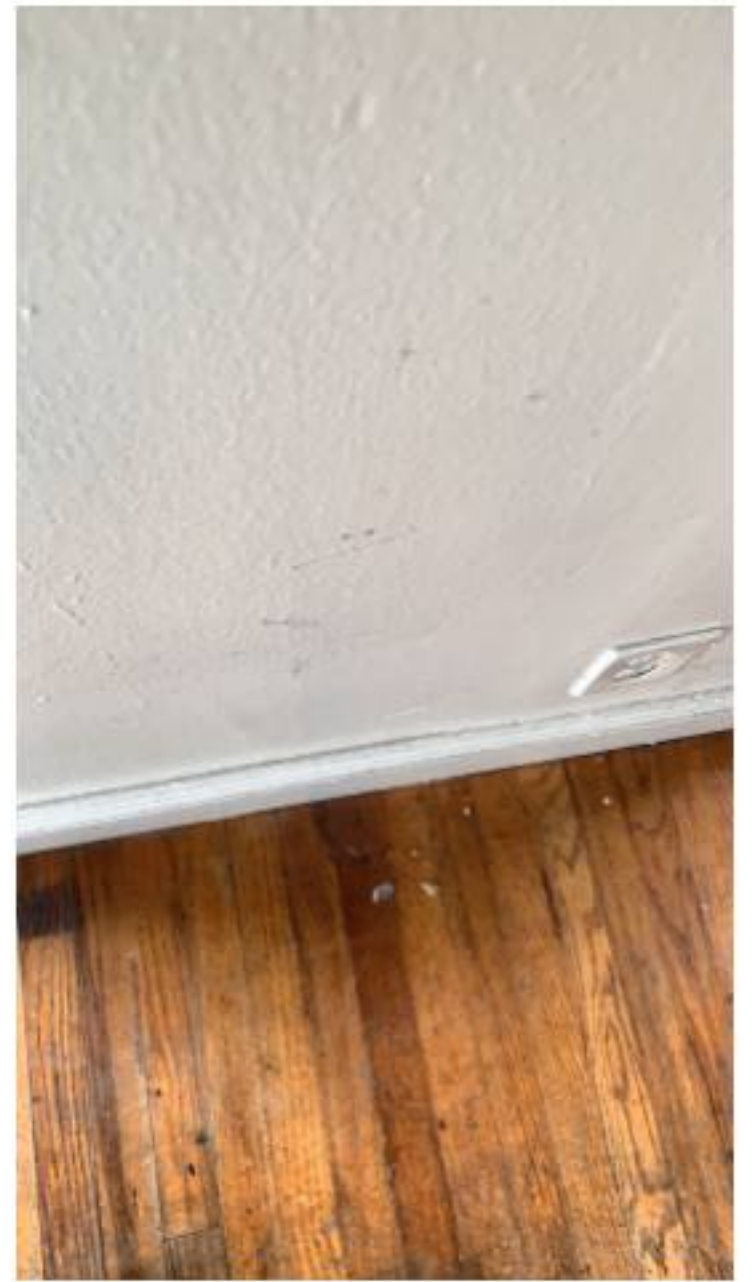




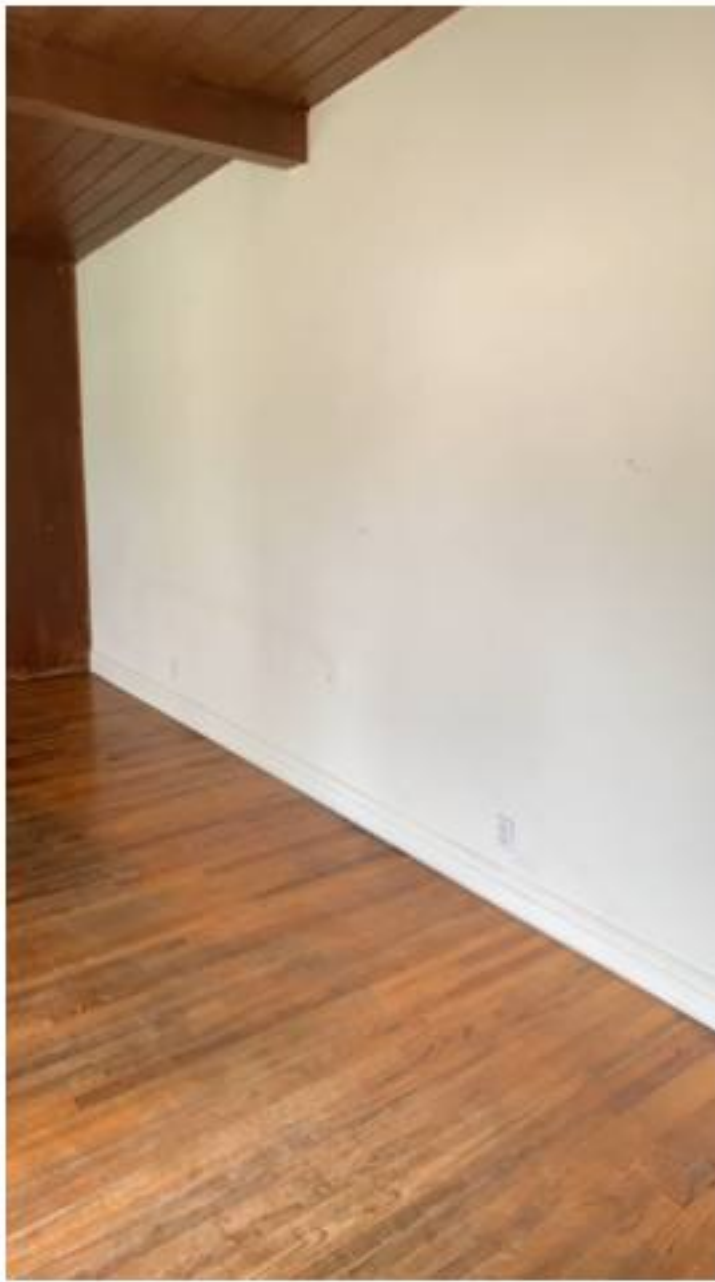












Flooring

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

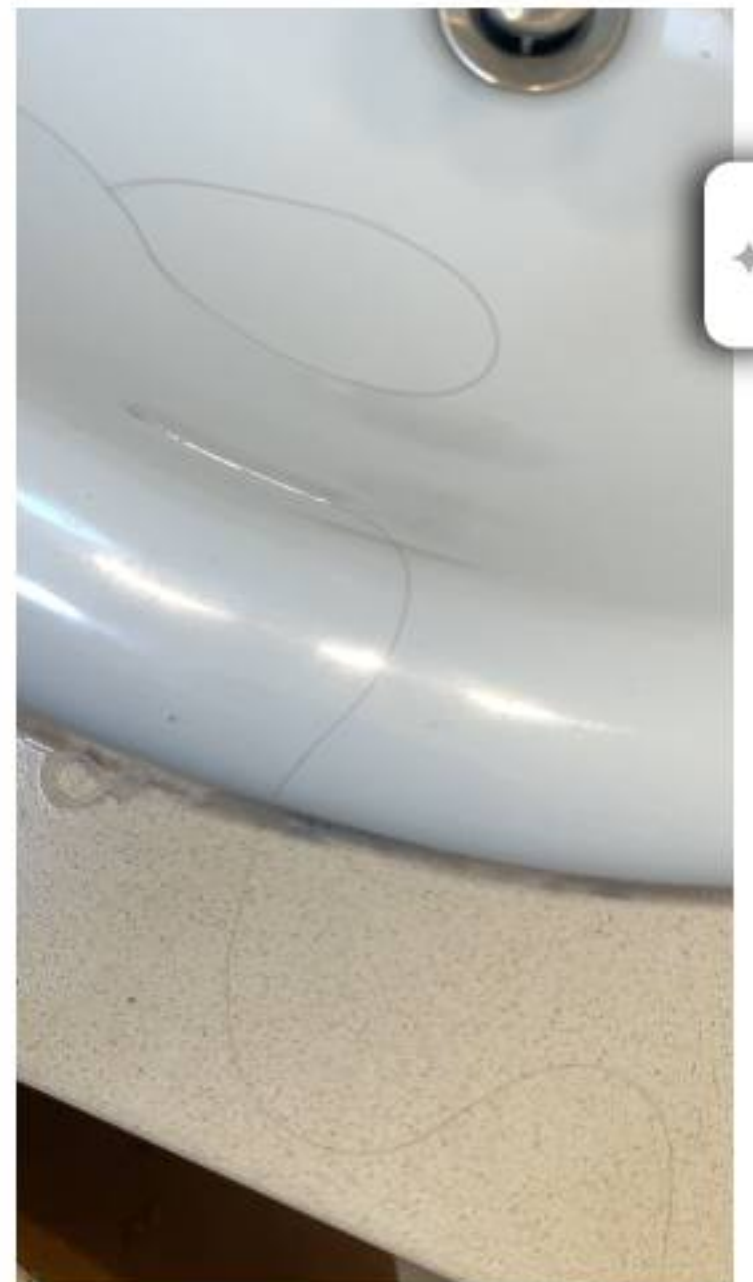
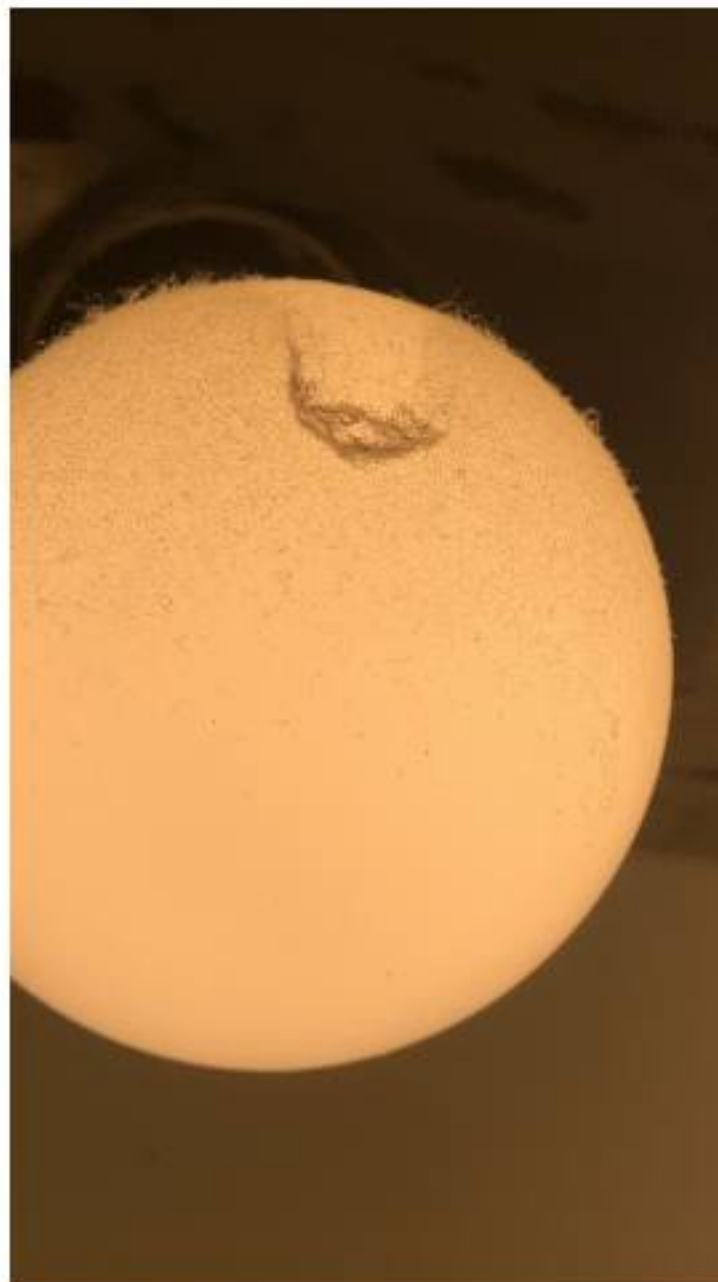
Range / Oven / Broiler / Range Hood

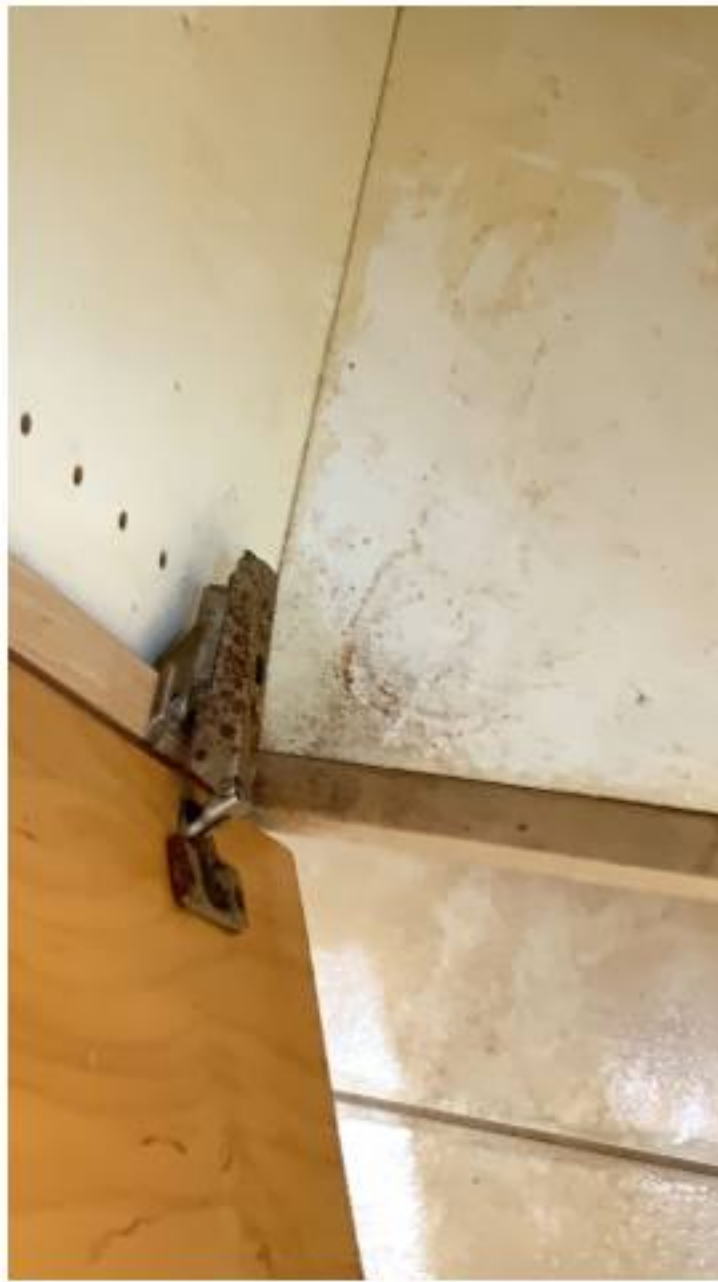
Fridge / Freezer / Racks / Gasket

Other

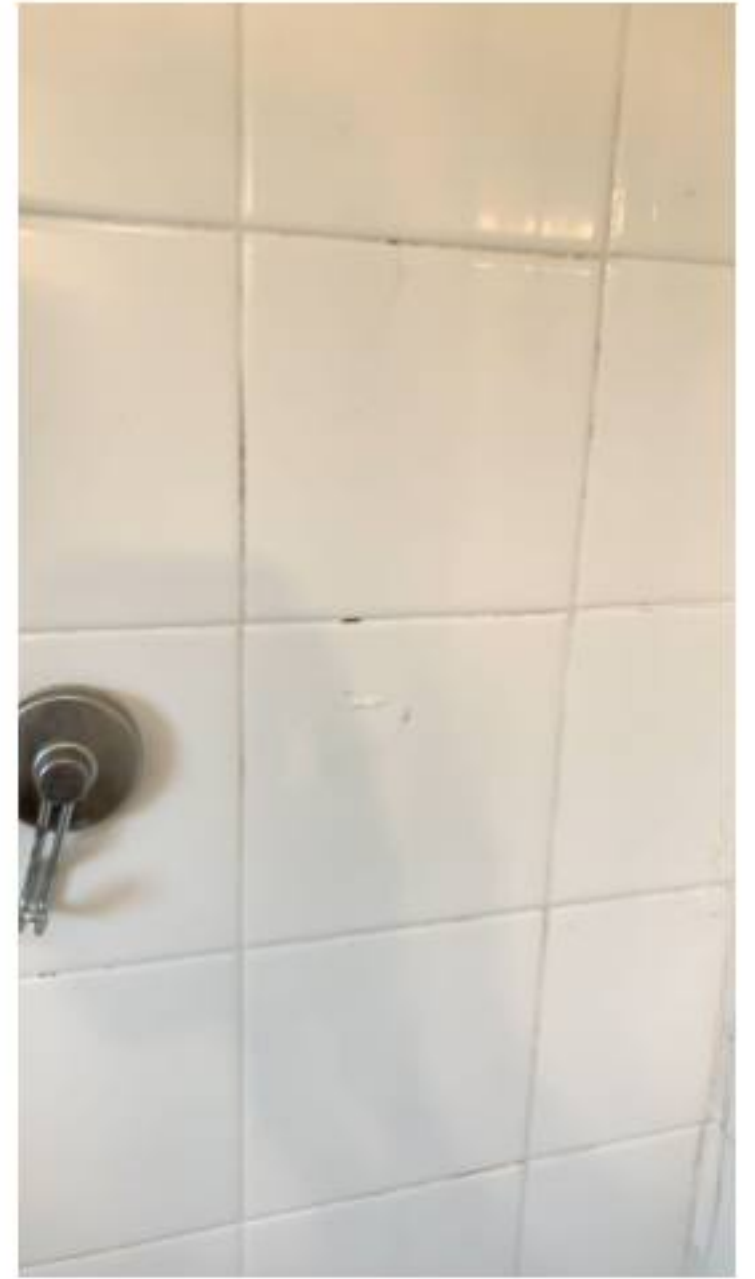
Bath 1 - Hall - Description

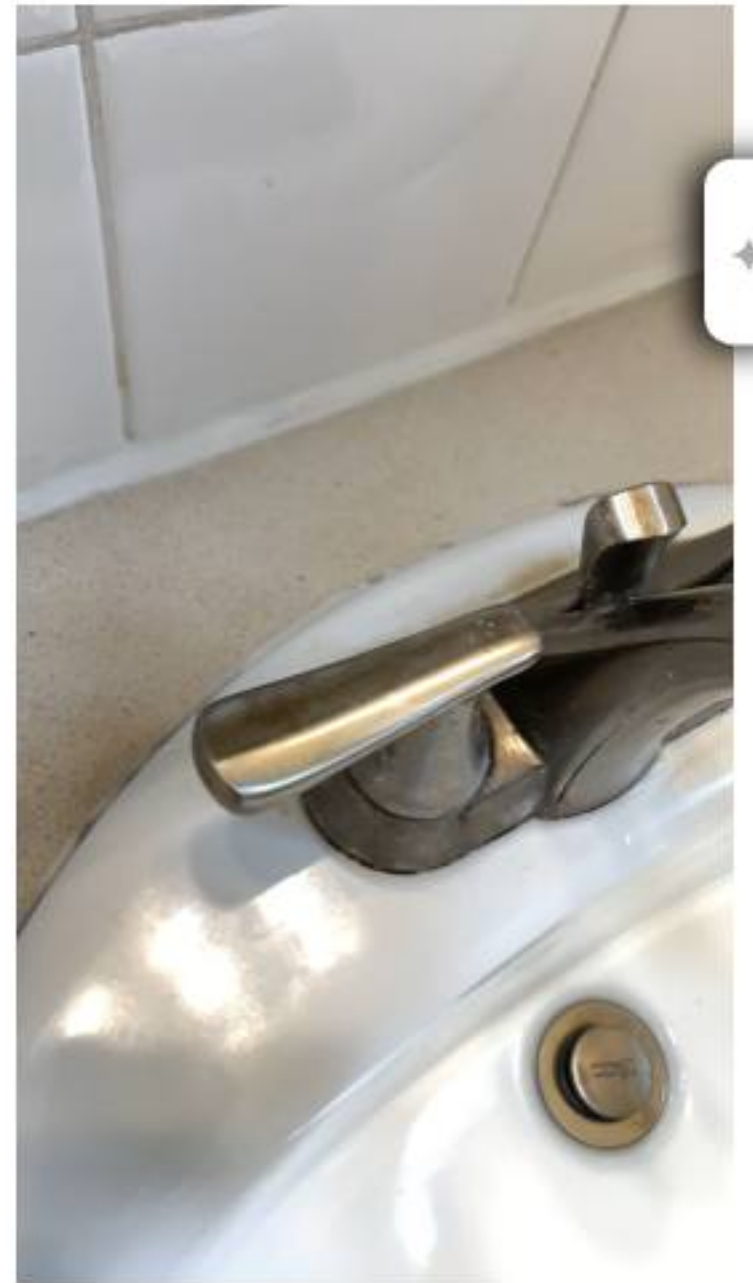
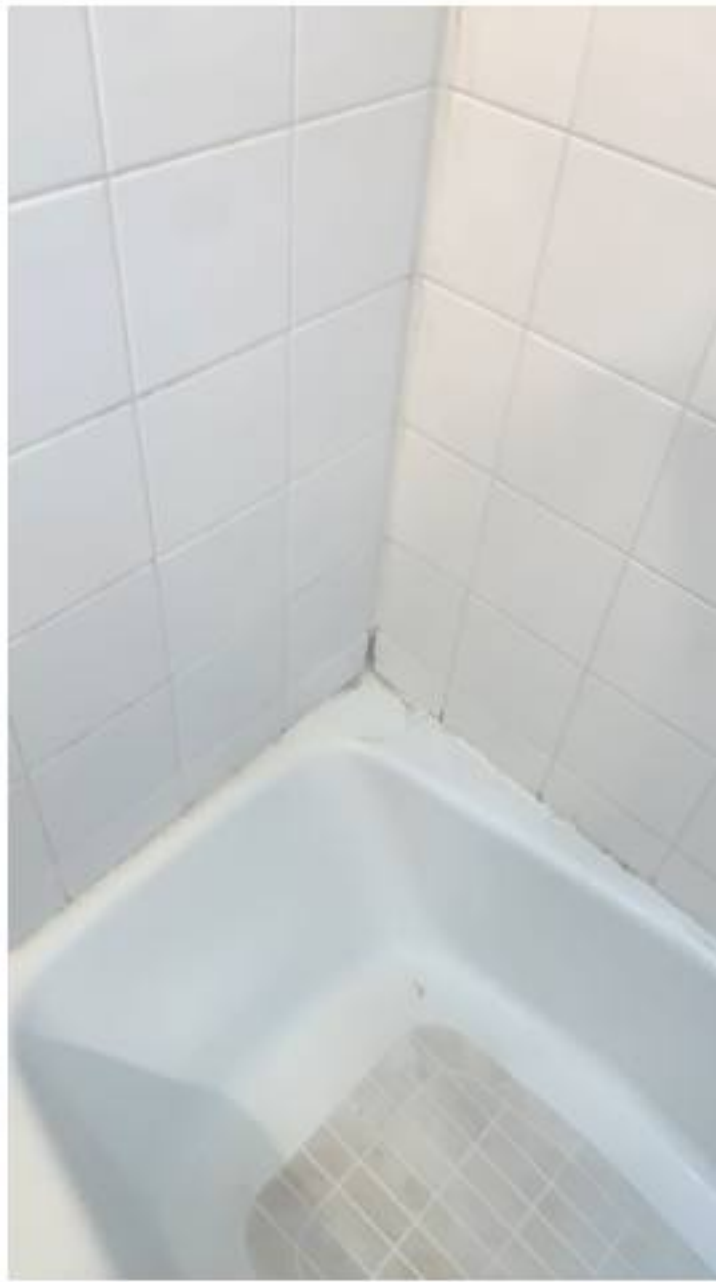
Photos of Bath 1 Here

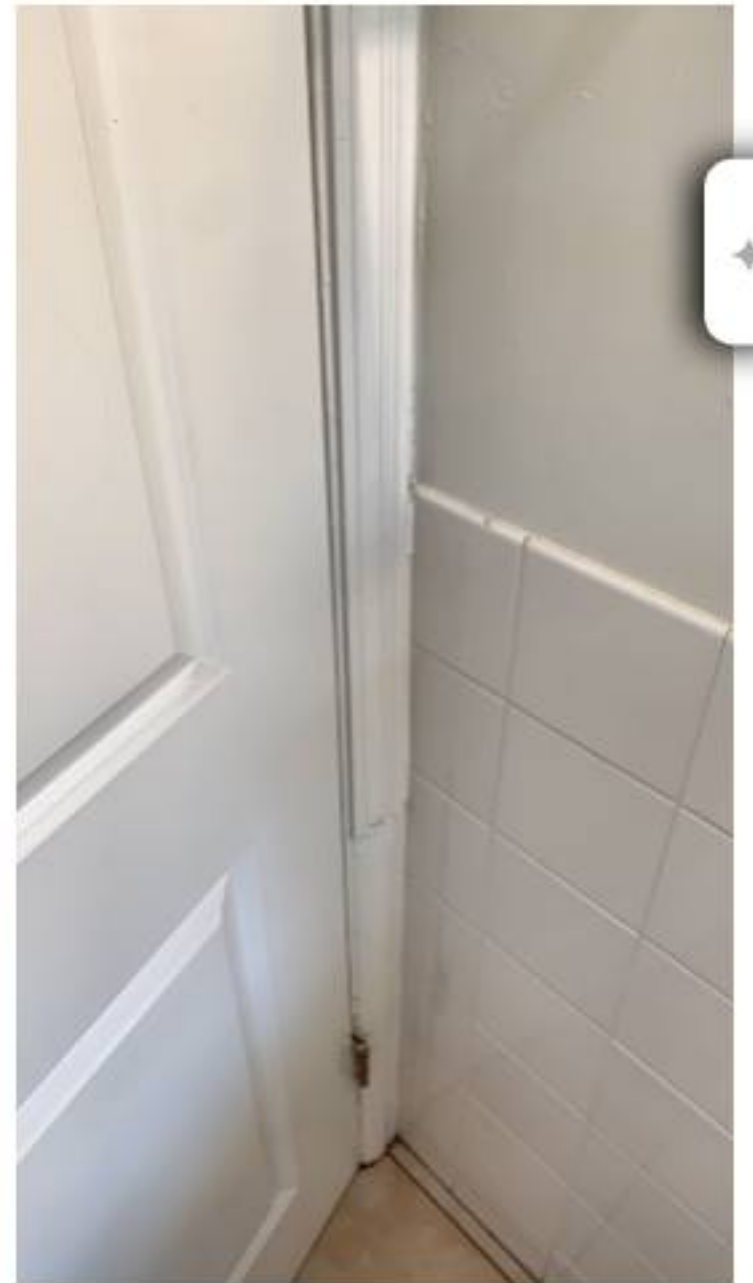


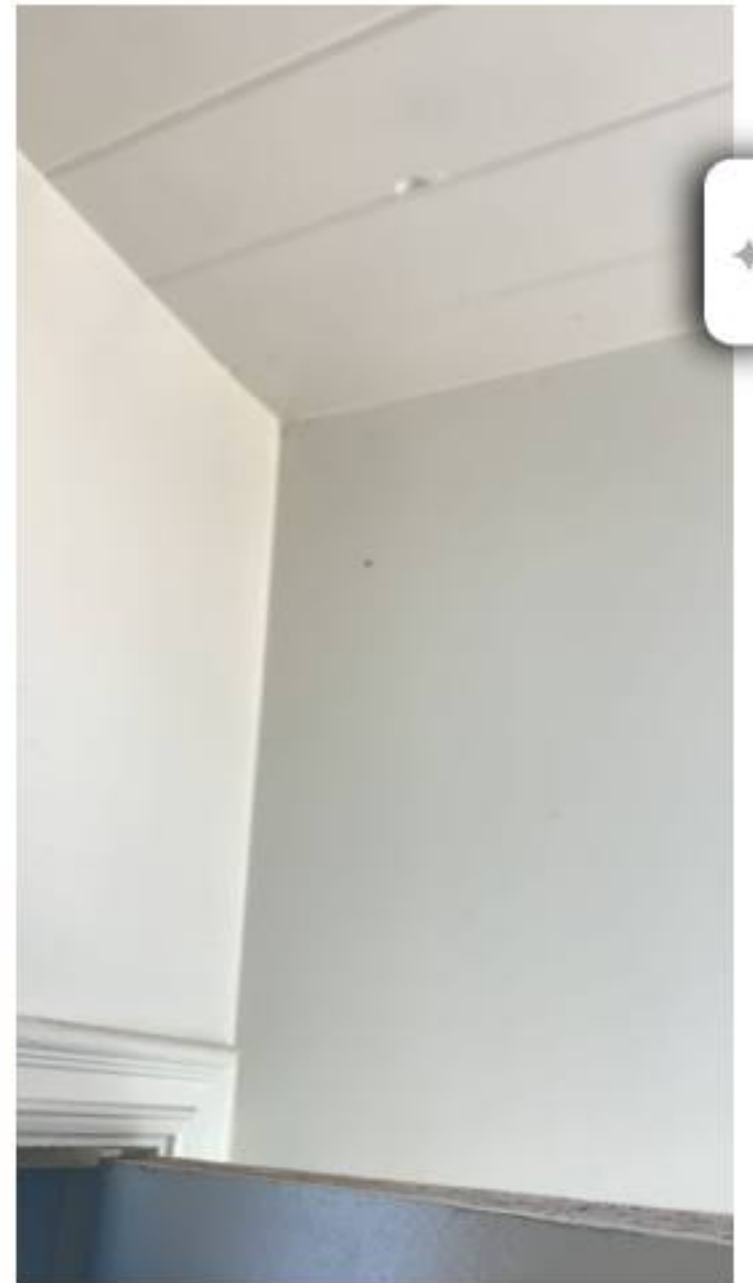






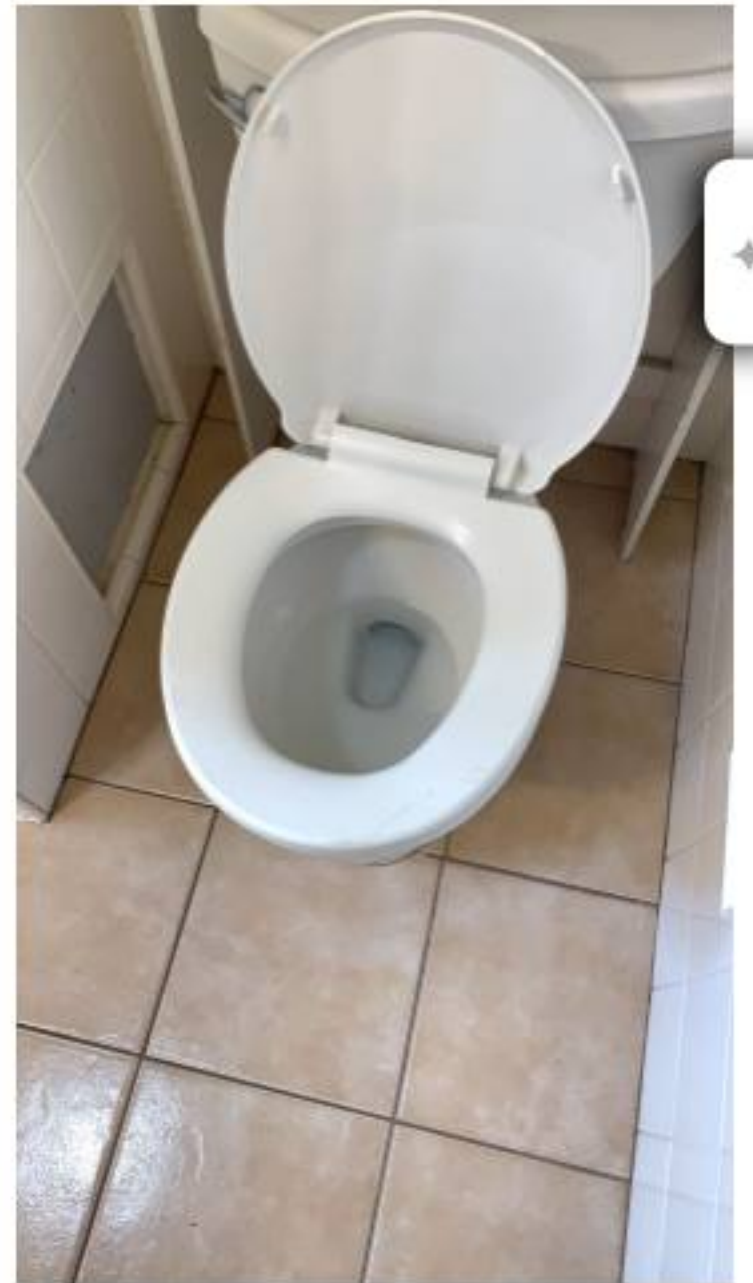








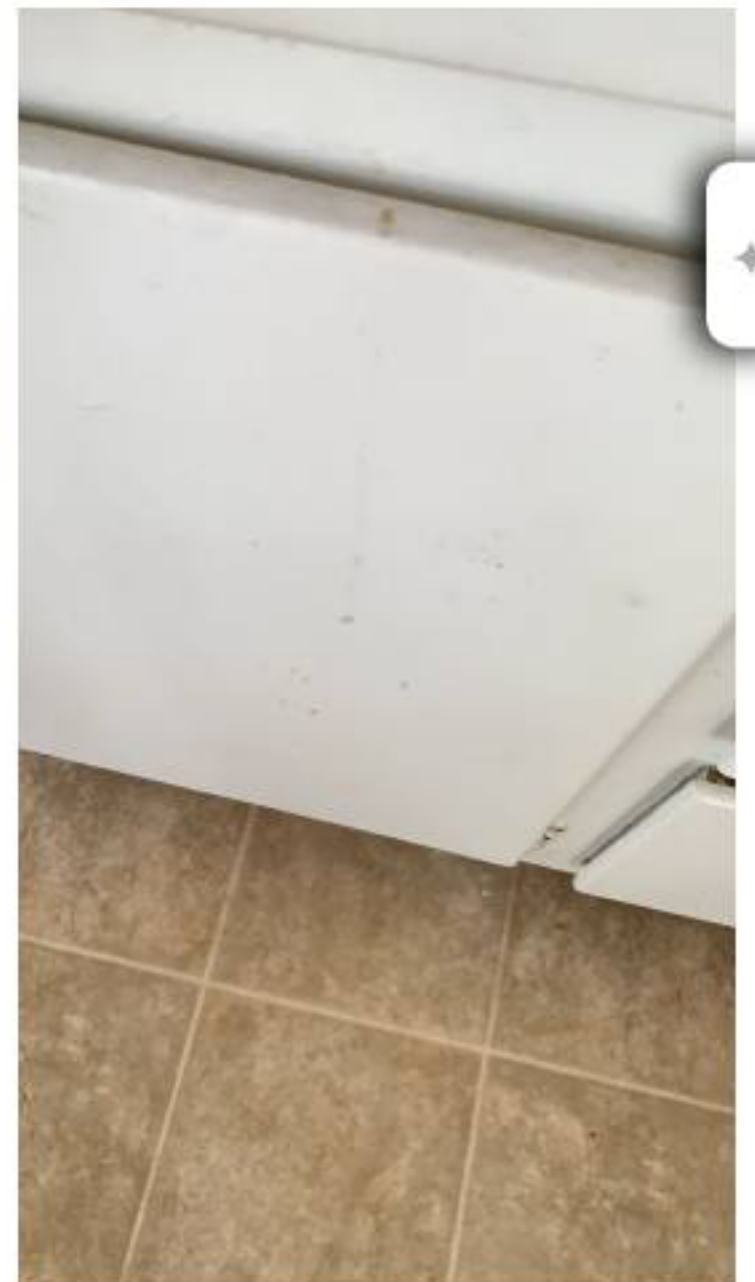
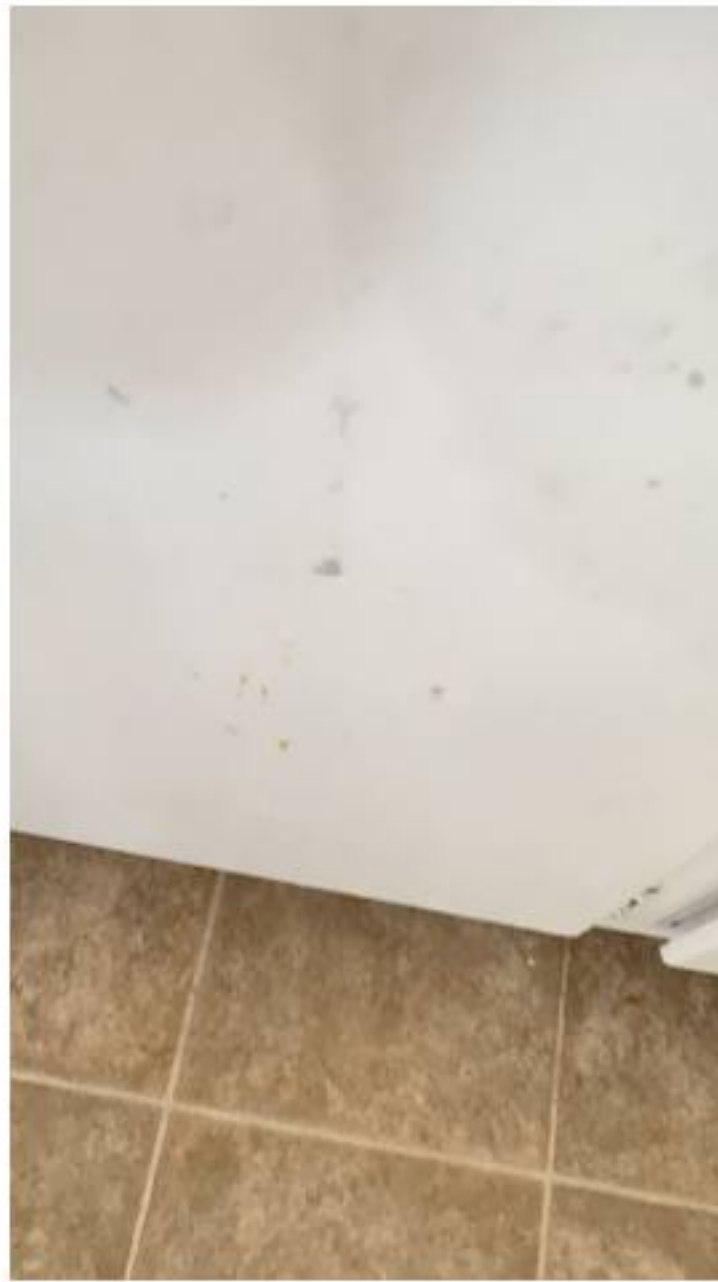
















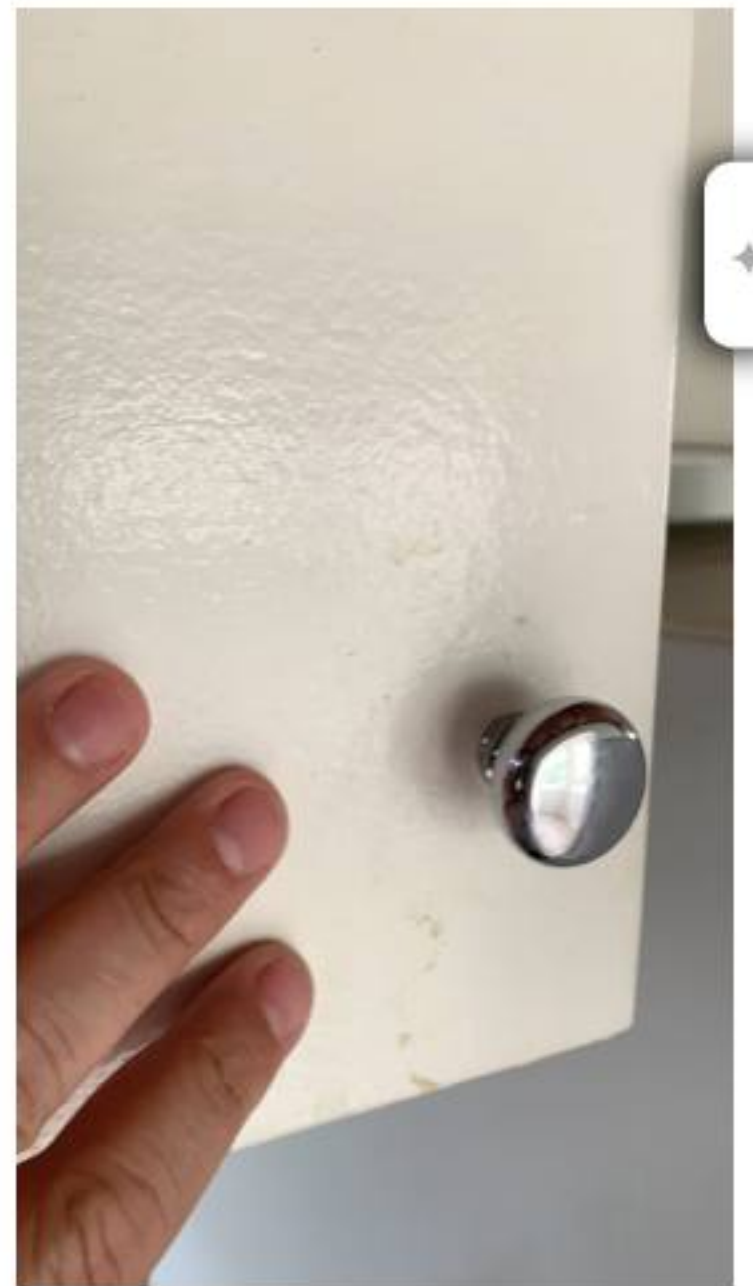


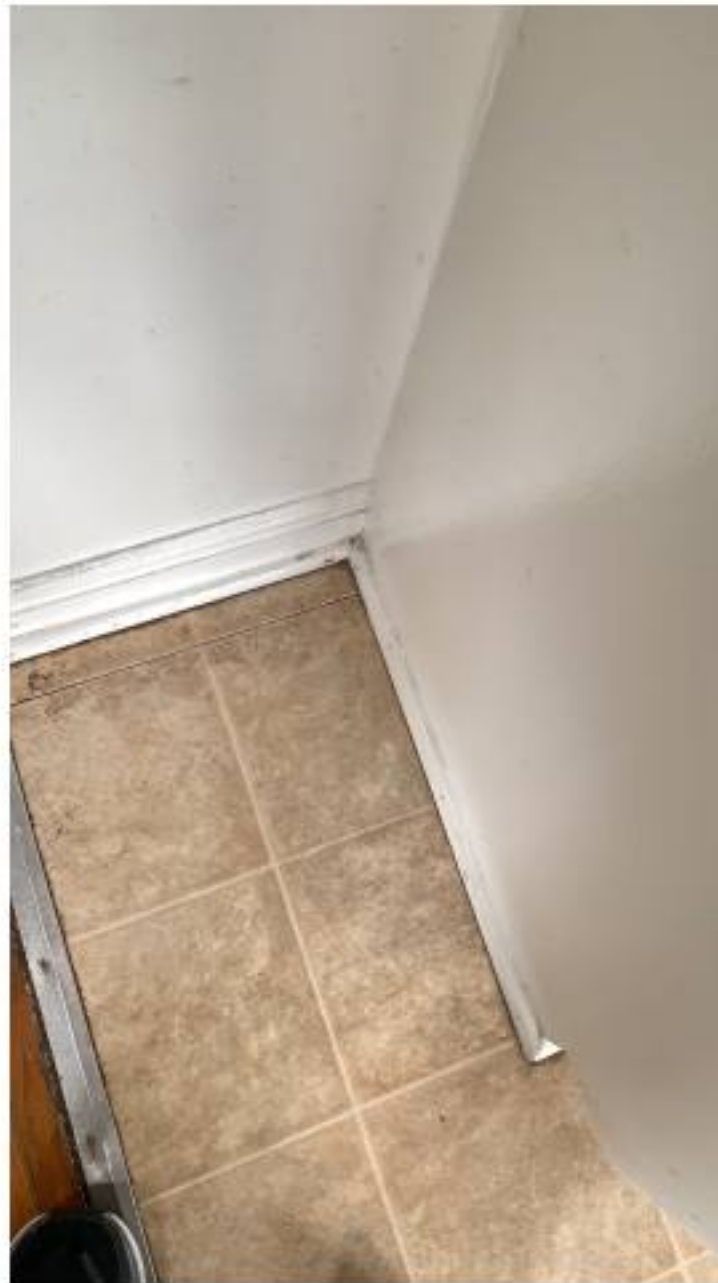














Flooring

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

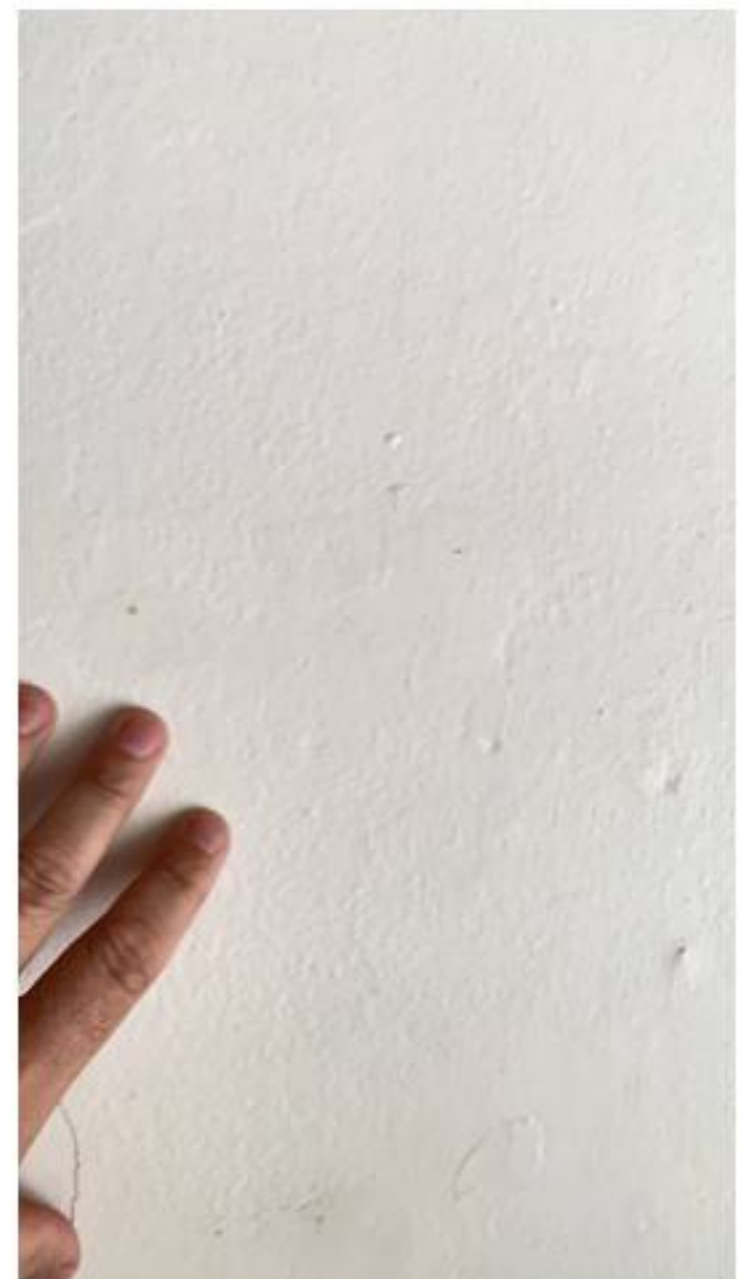
Heater / Exhaust Fan

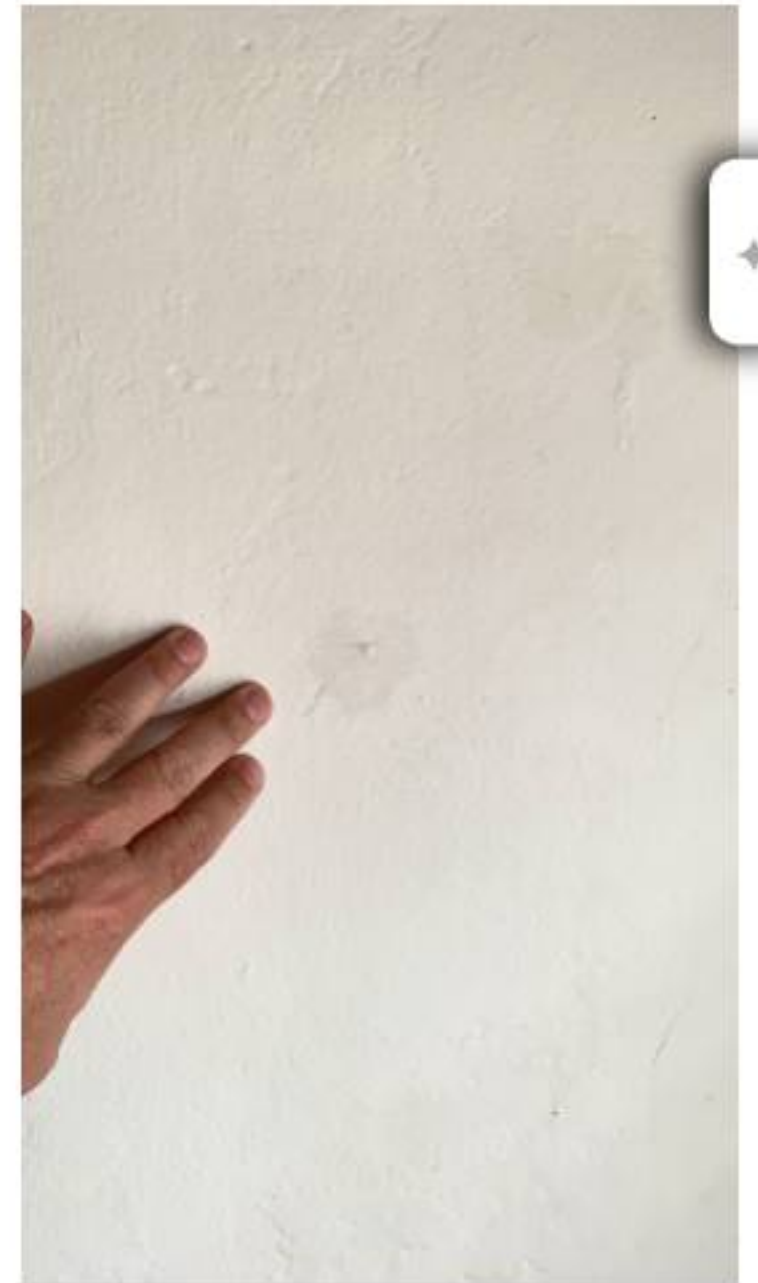
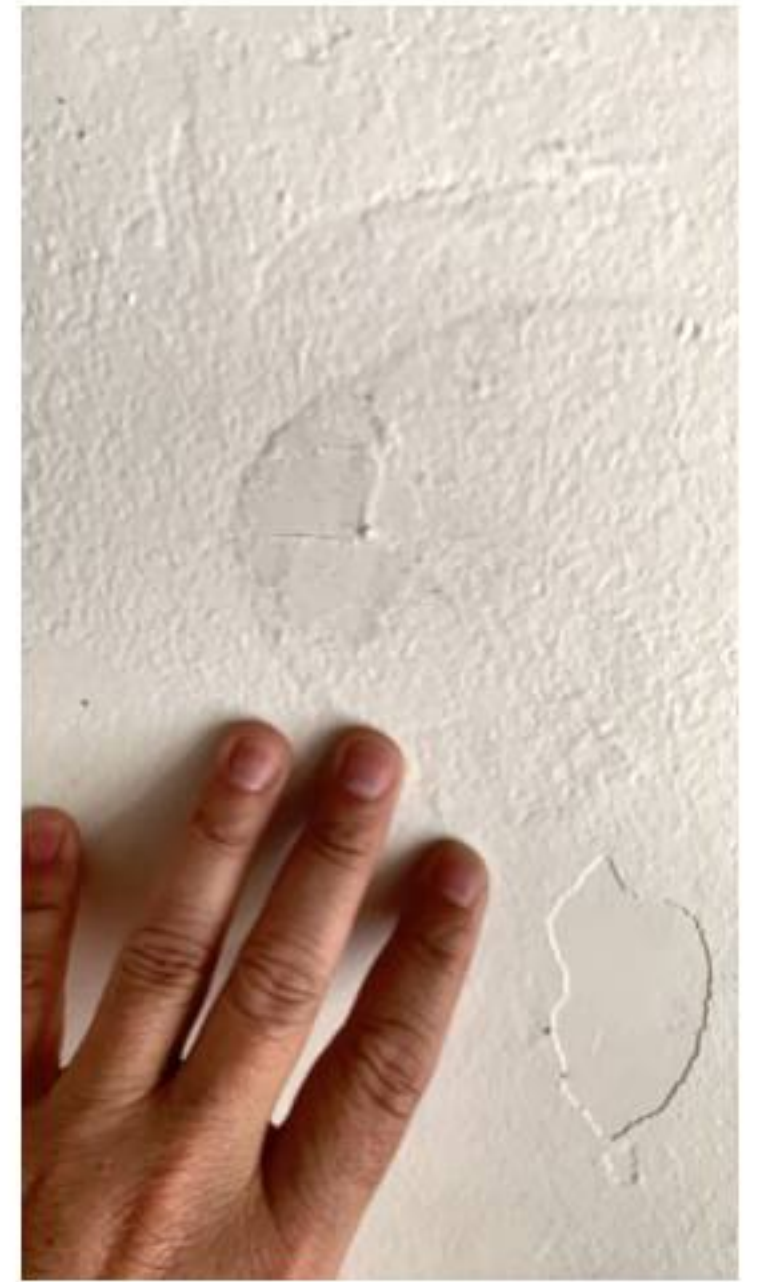
Tub / Shower / Shower Doors / Curtain Rod / Caulk / Grout

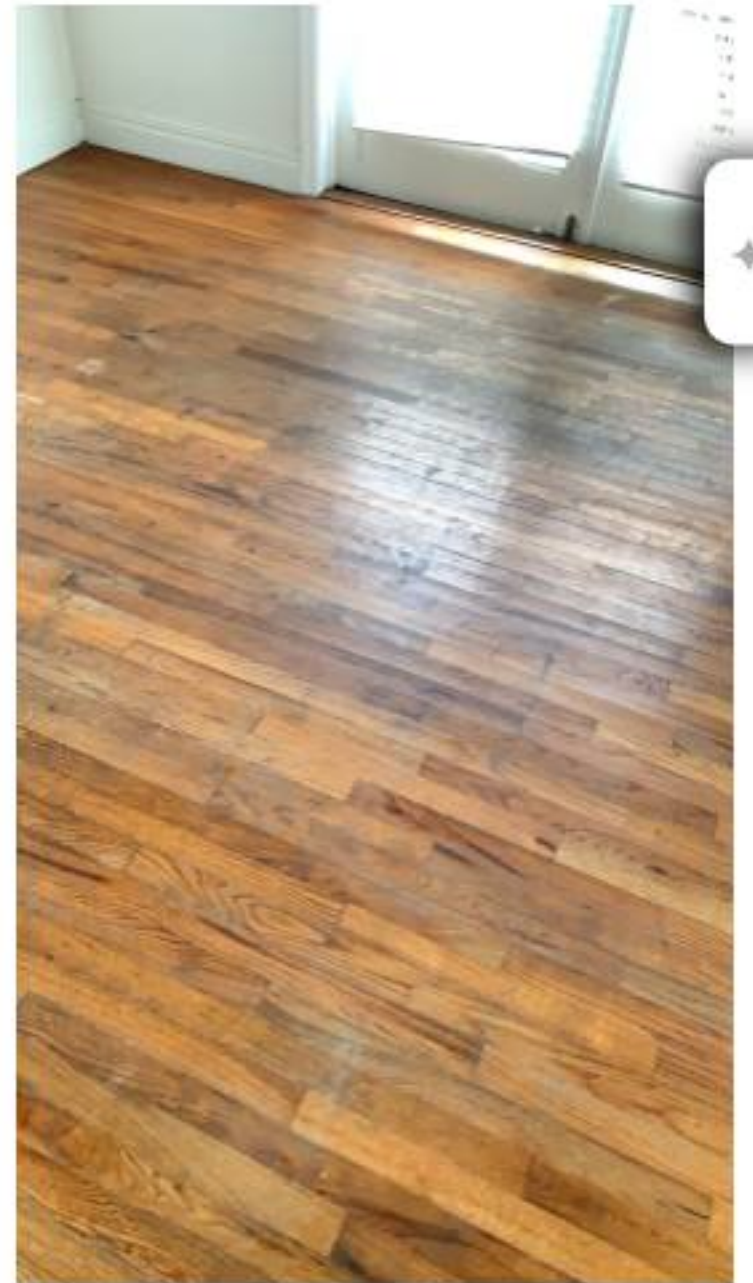
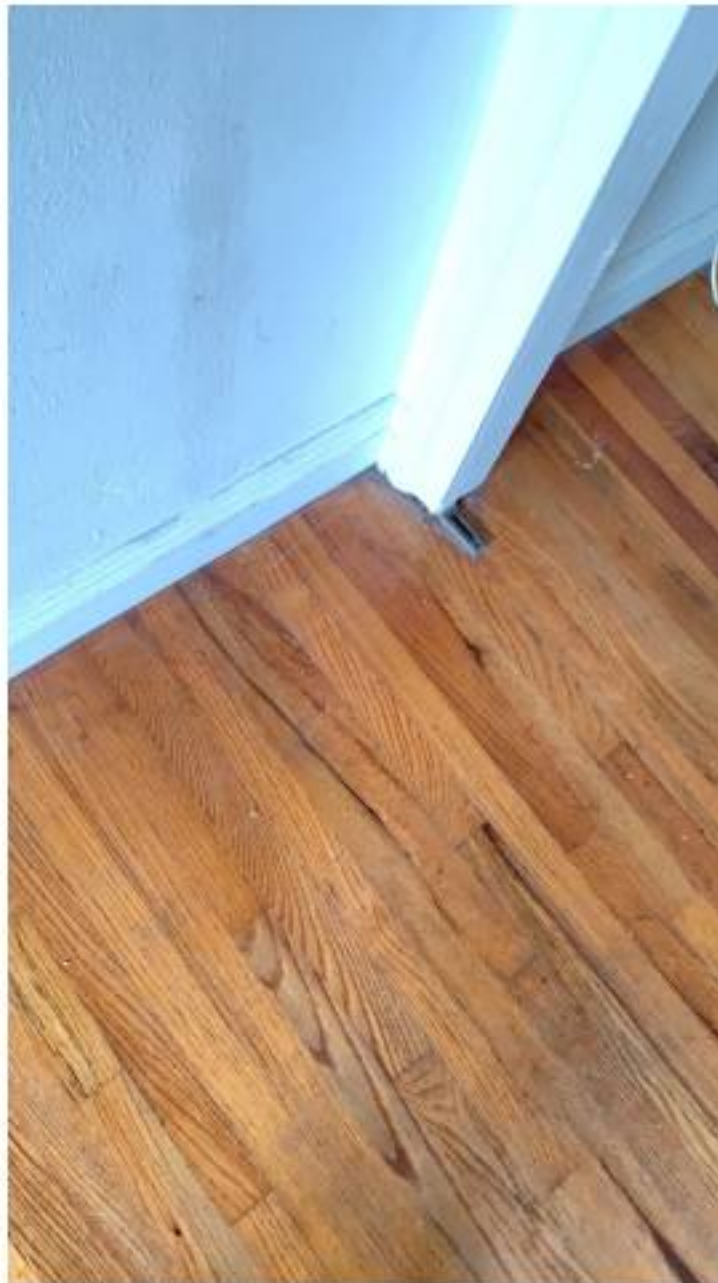
Other

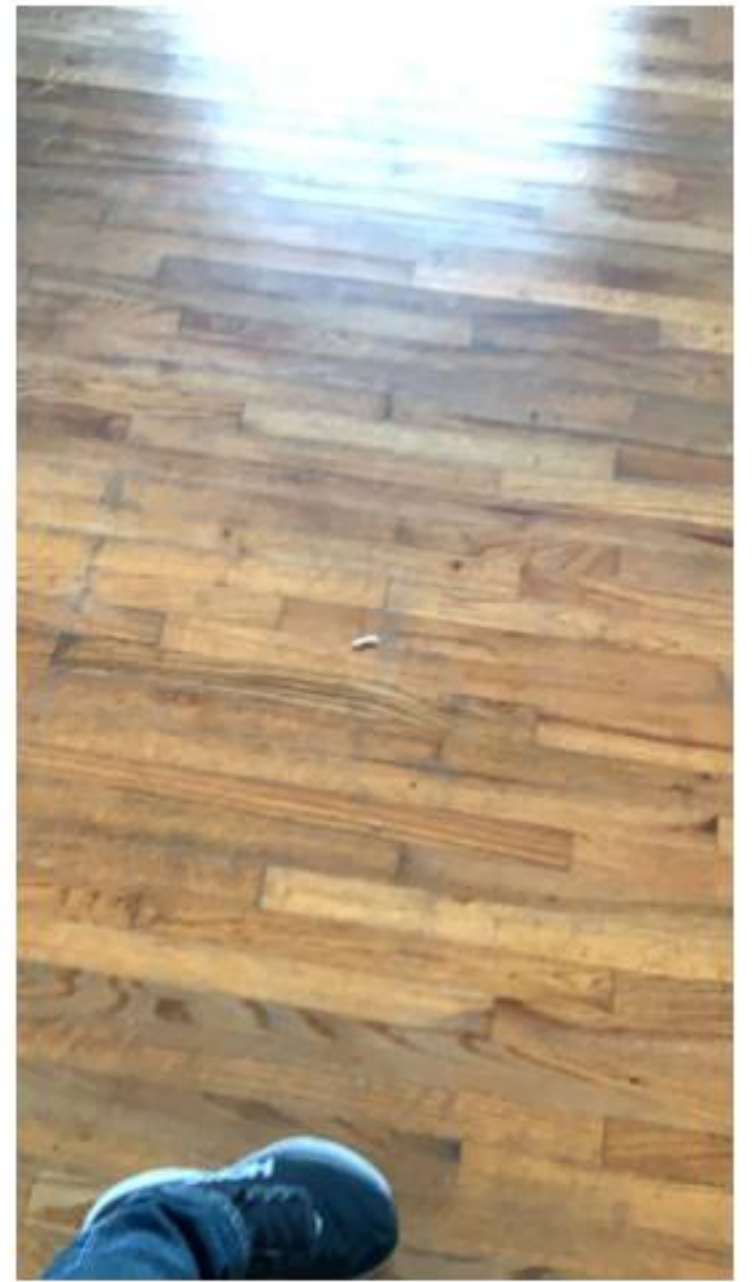
Bedroom 1 - Left - Description

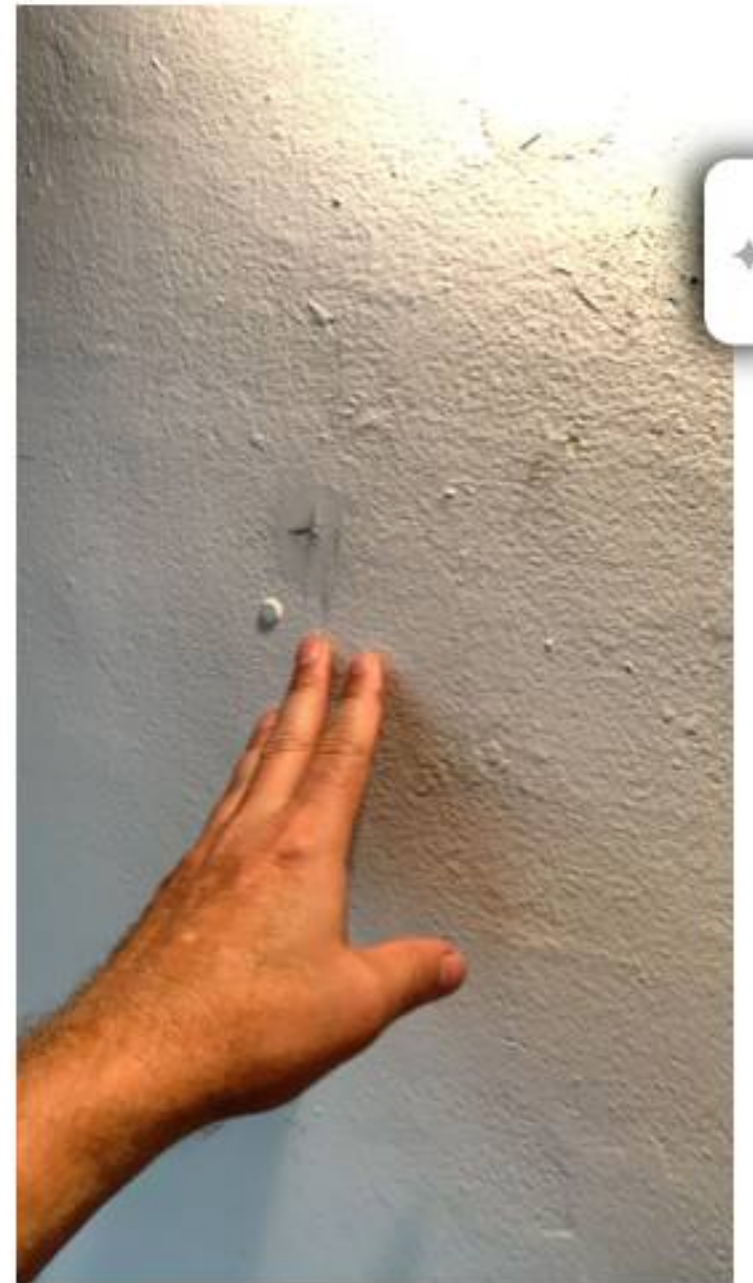
Photos of Bedroom 1 Here



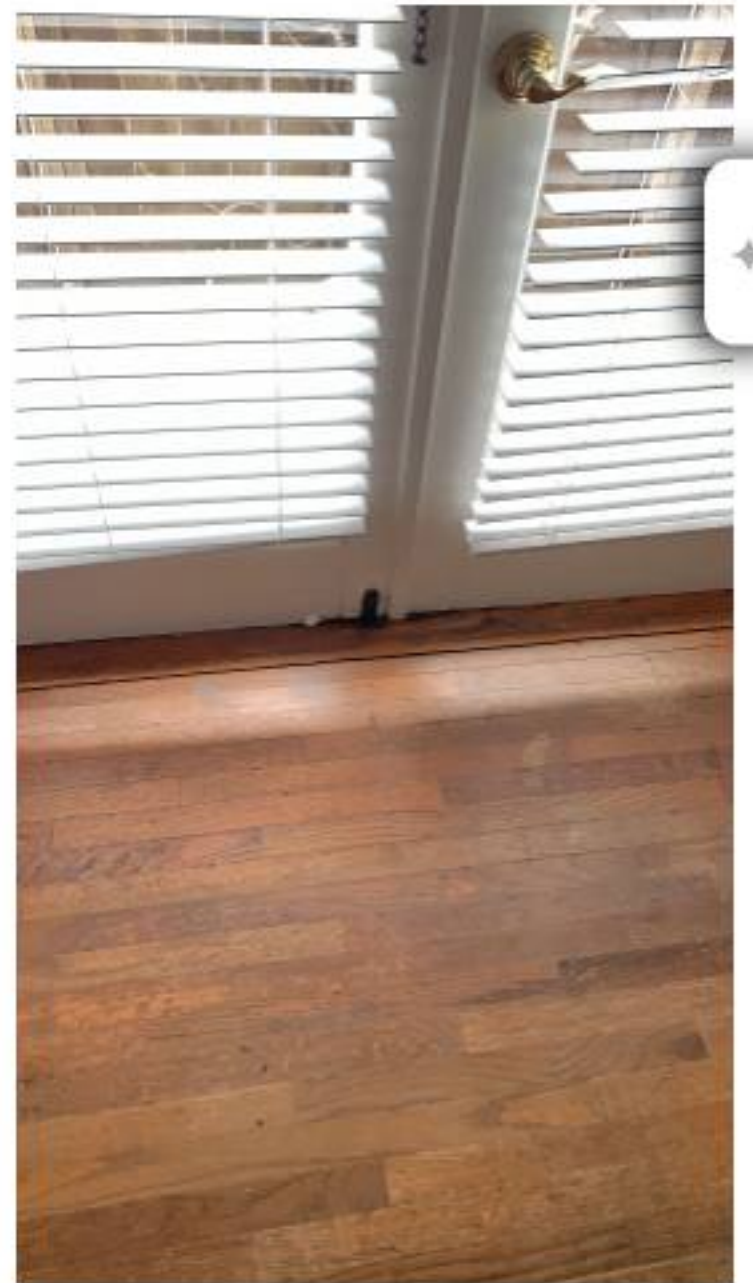
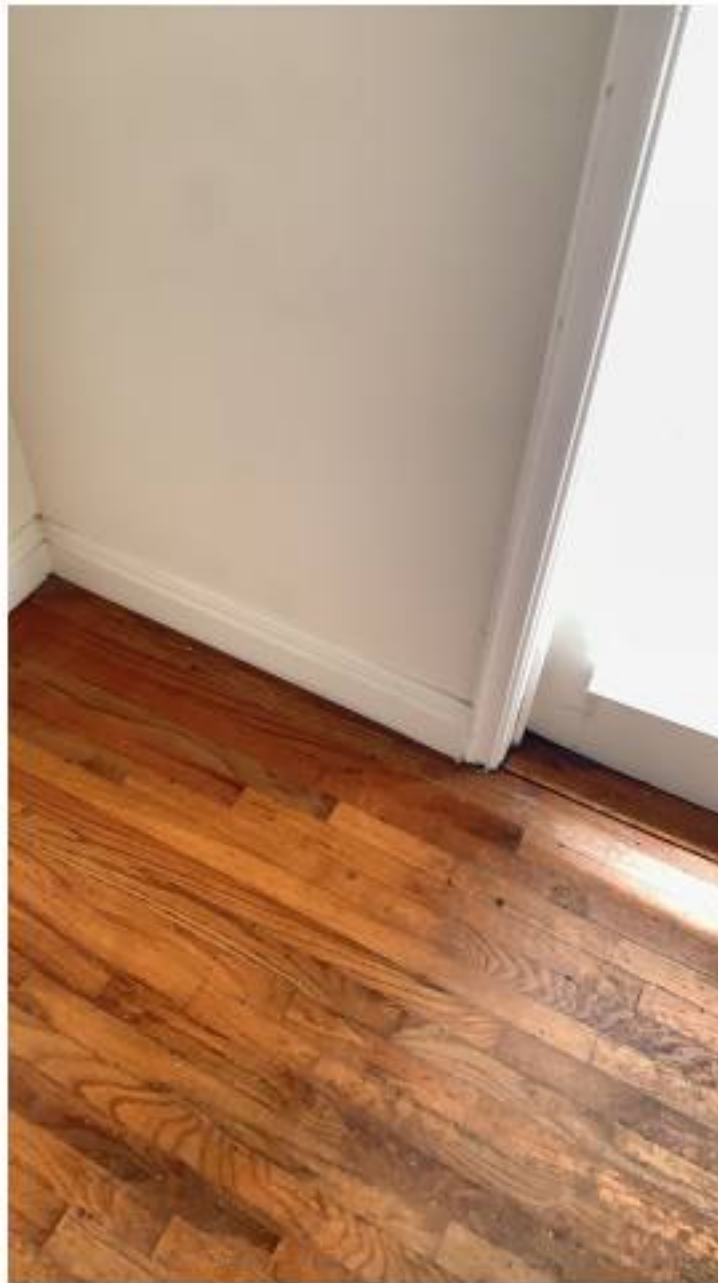
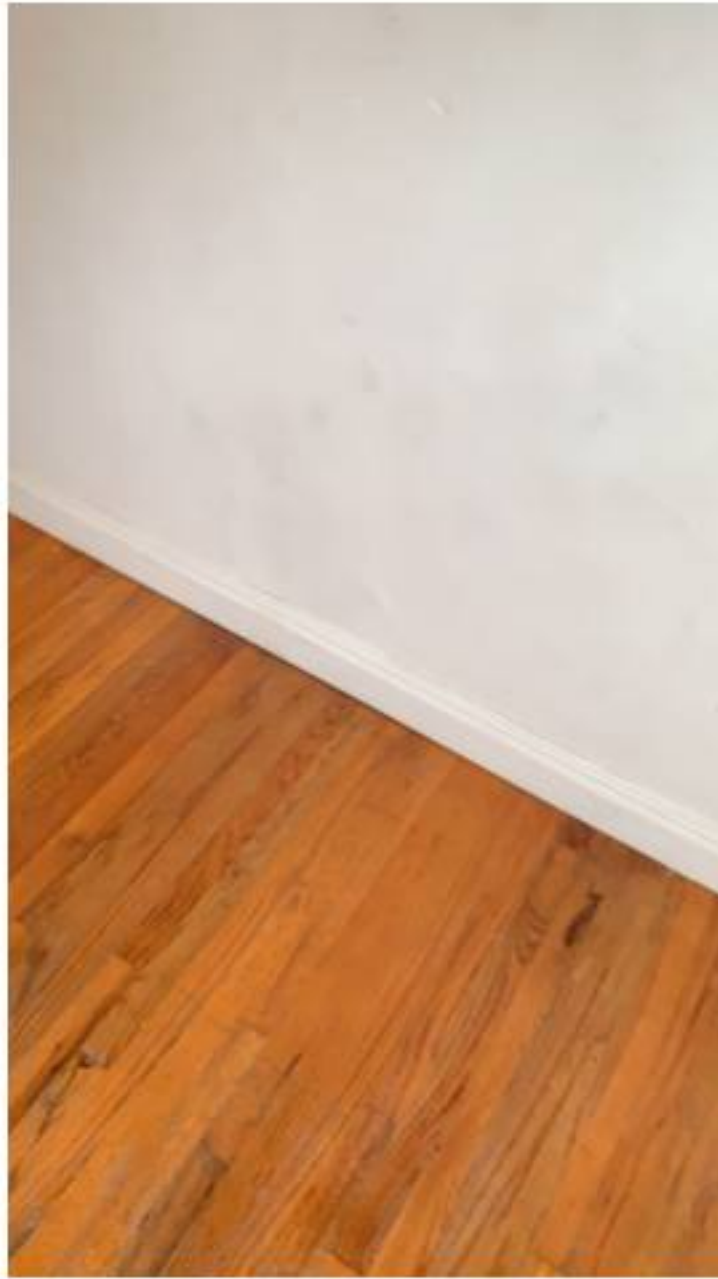


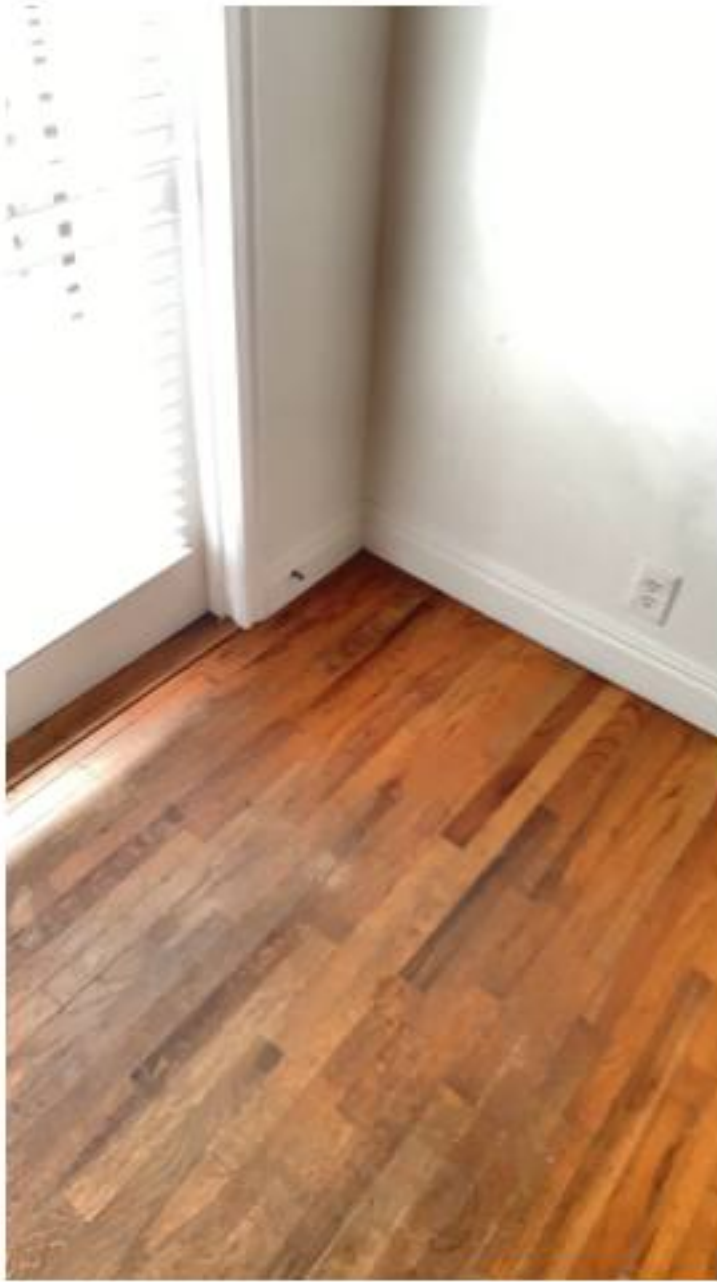


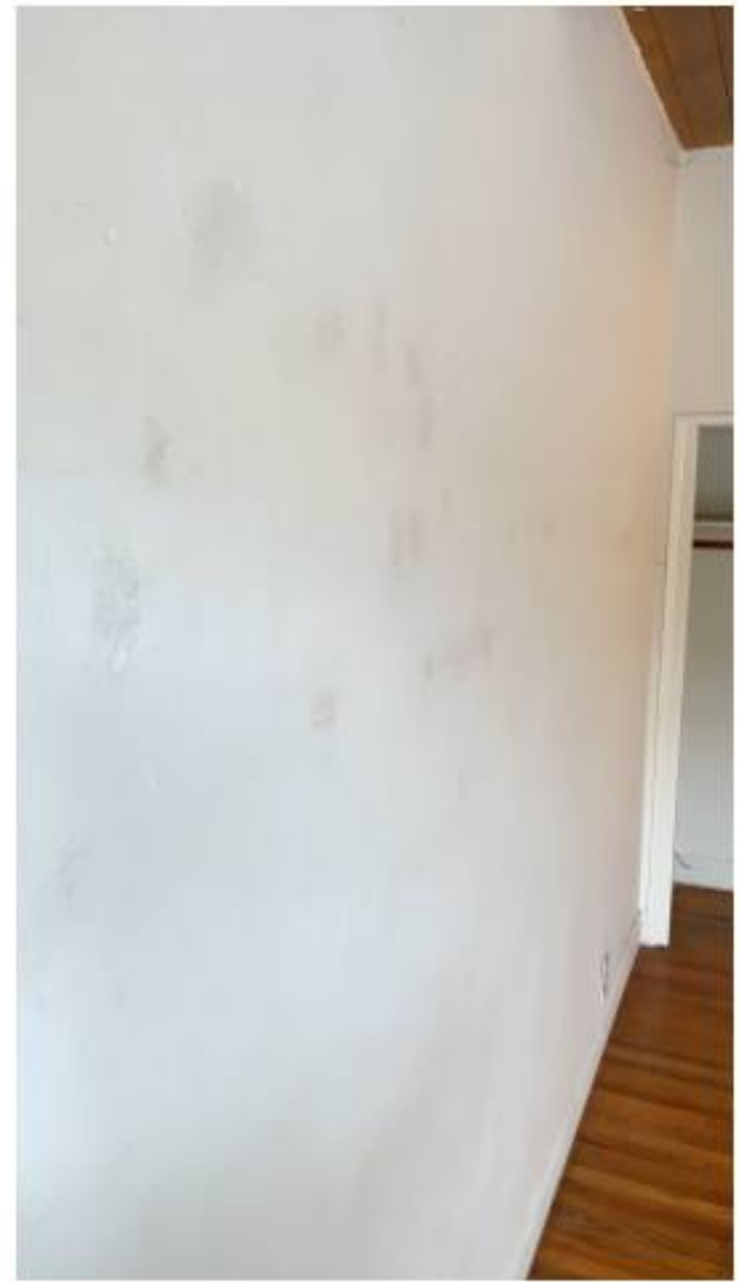
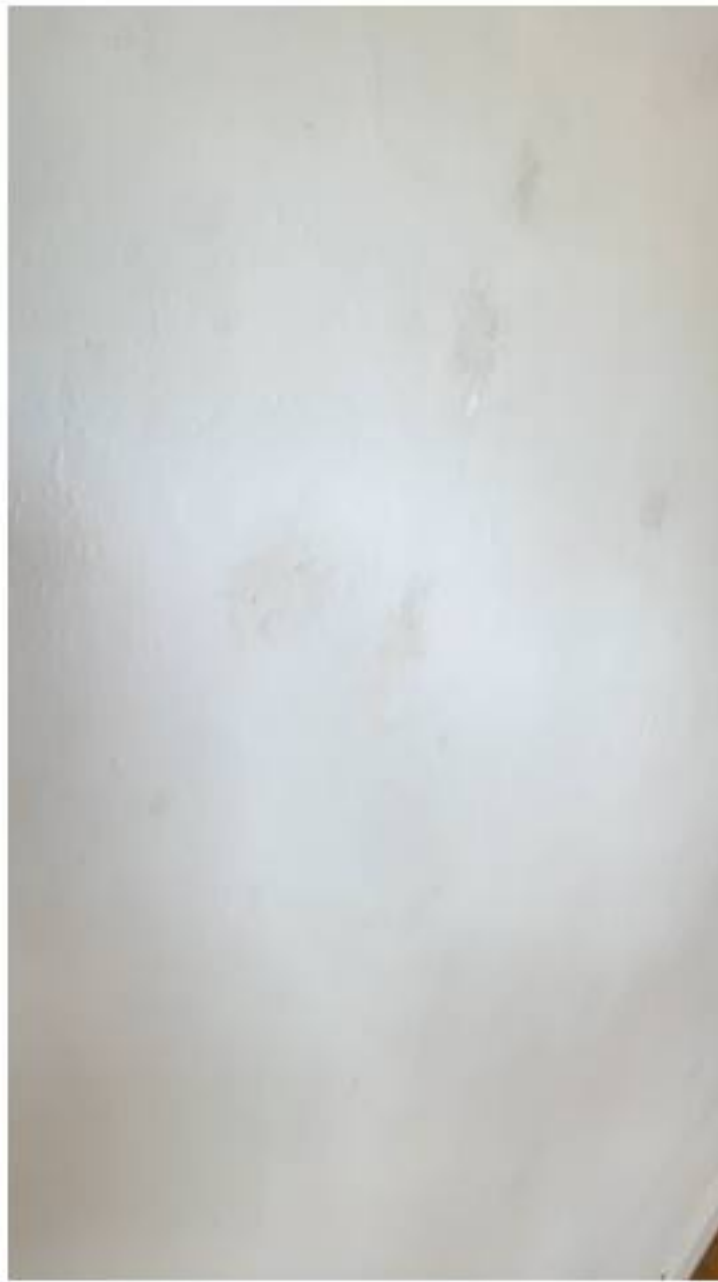


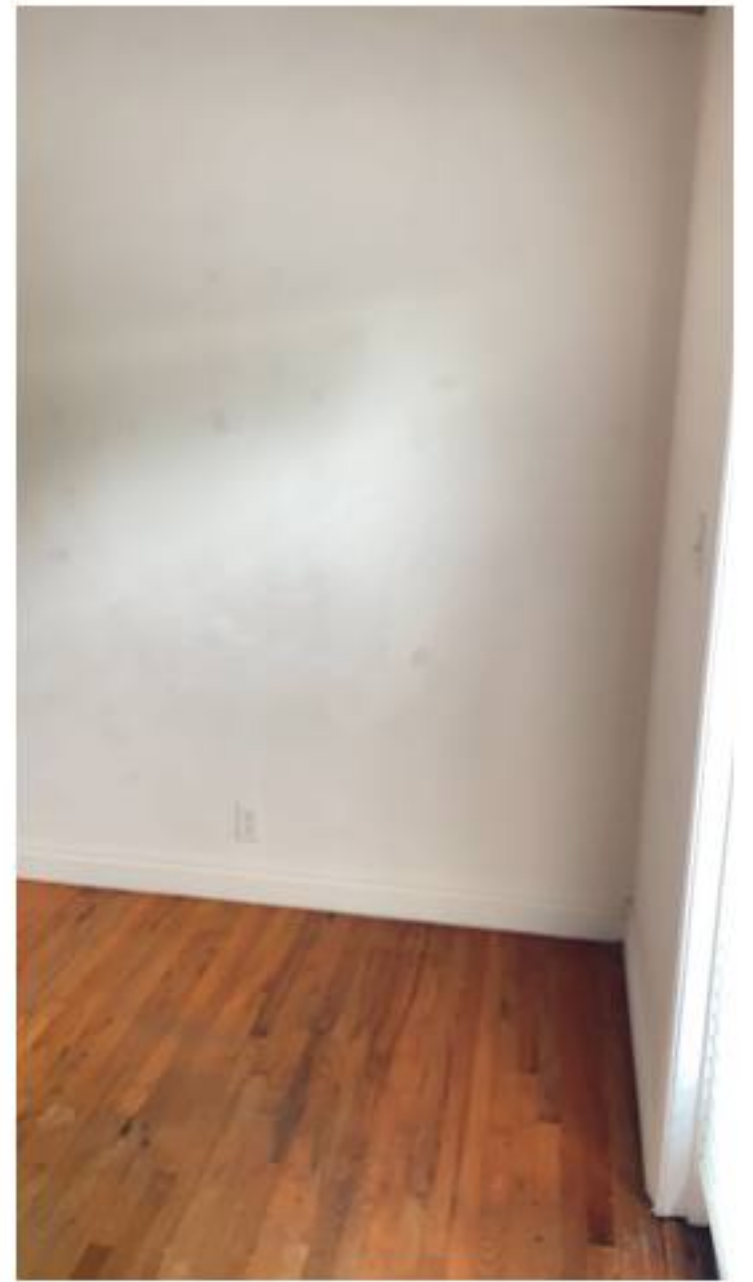
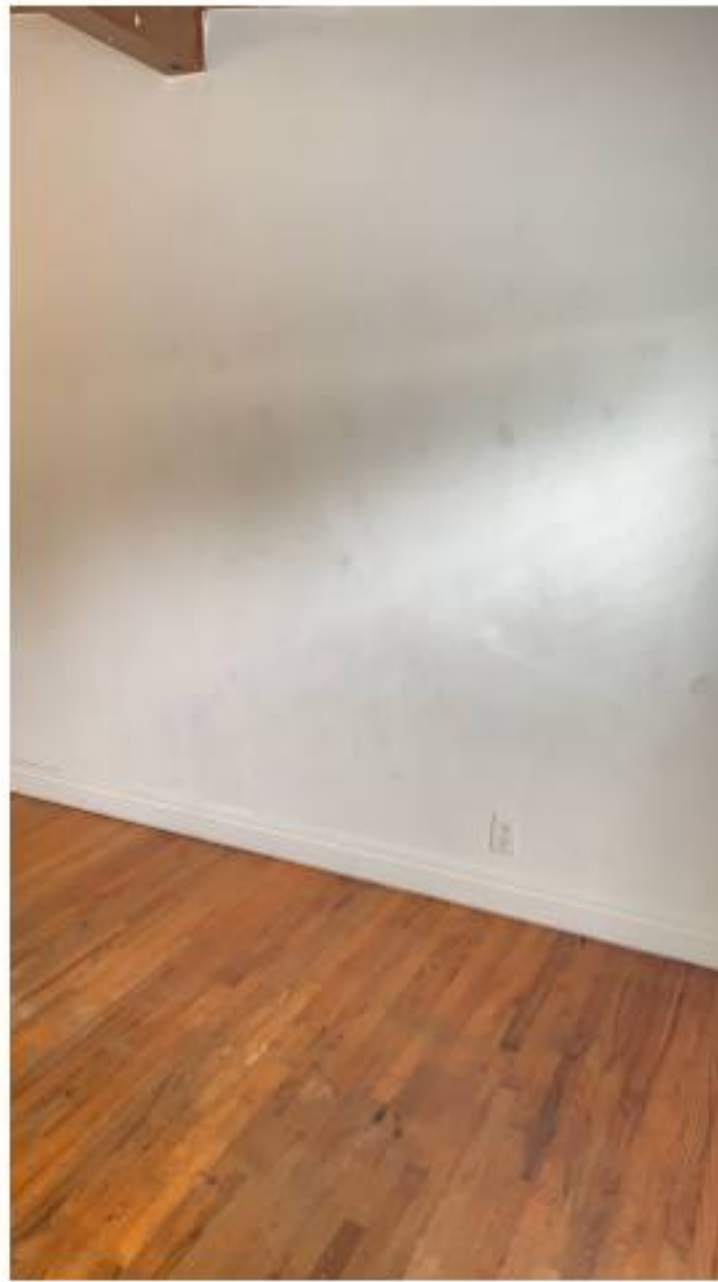














Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

Outlets / Switches / Lights

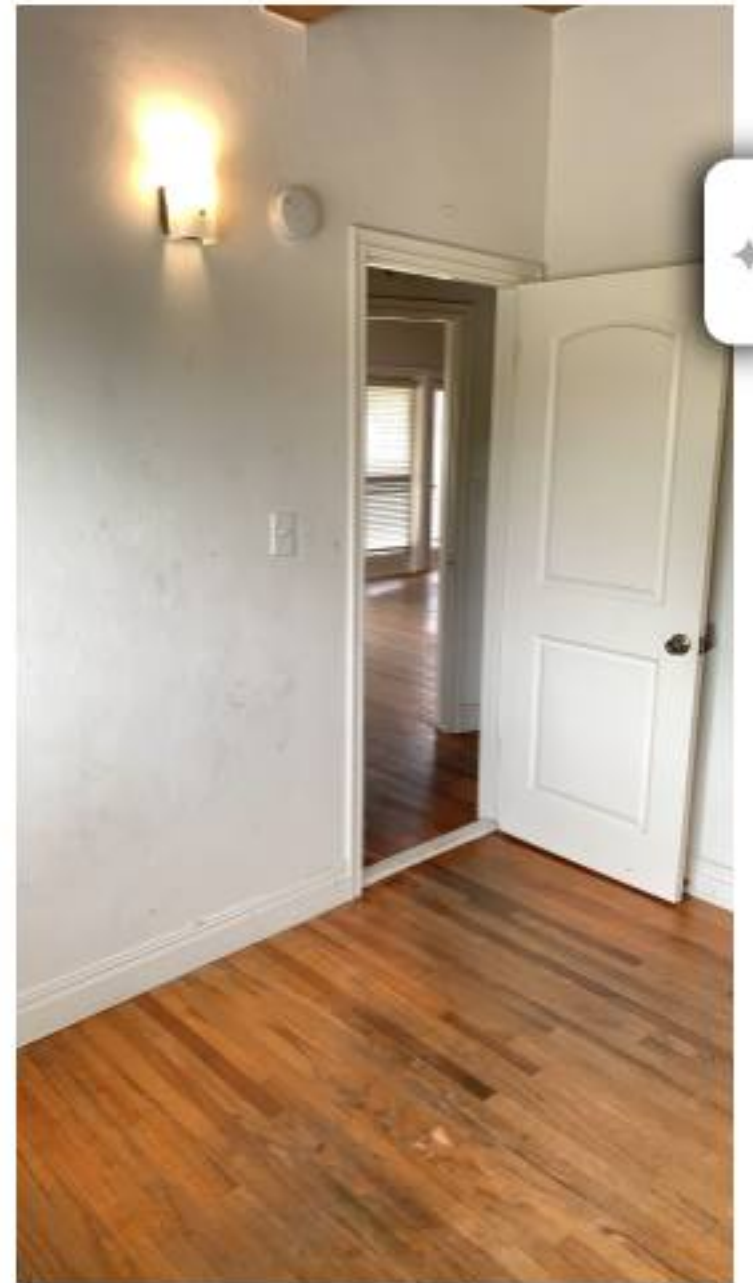
Smoke / CO Detector

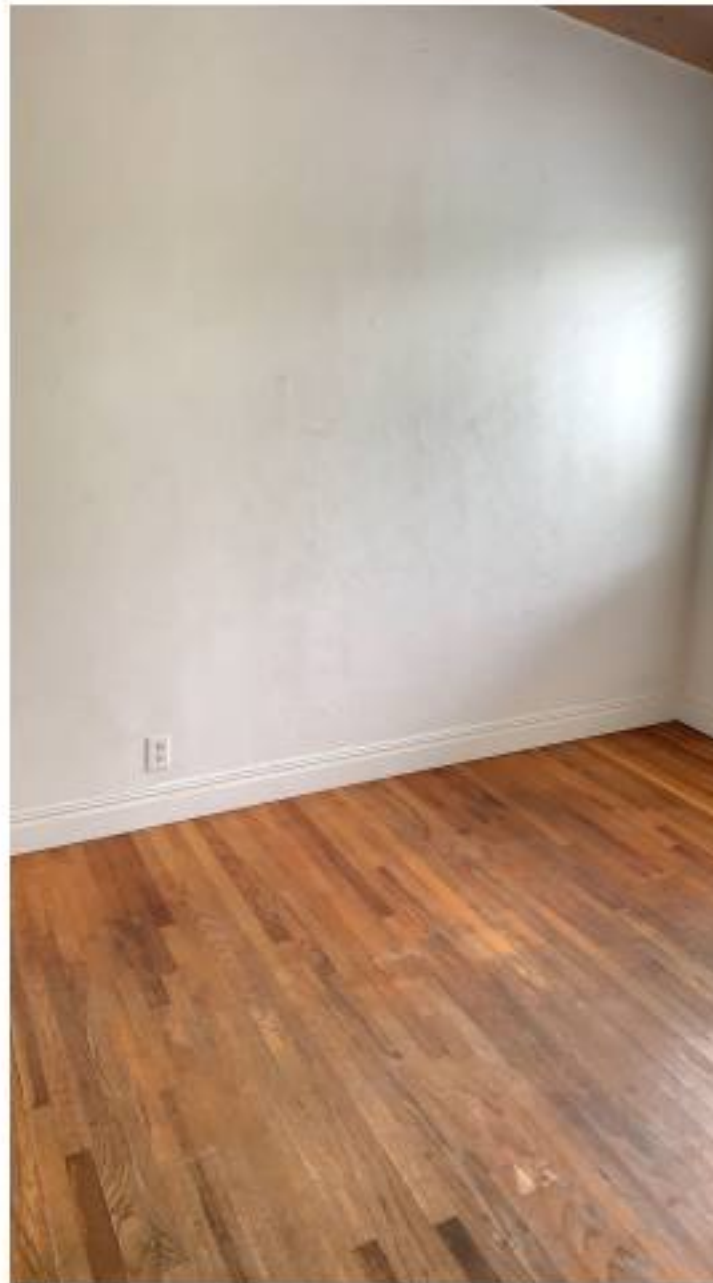
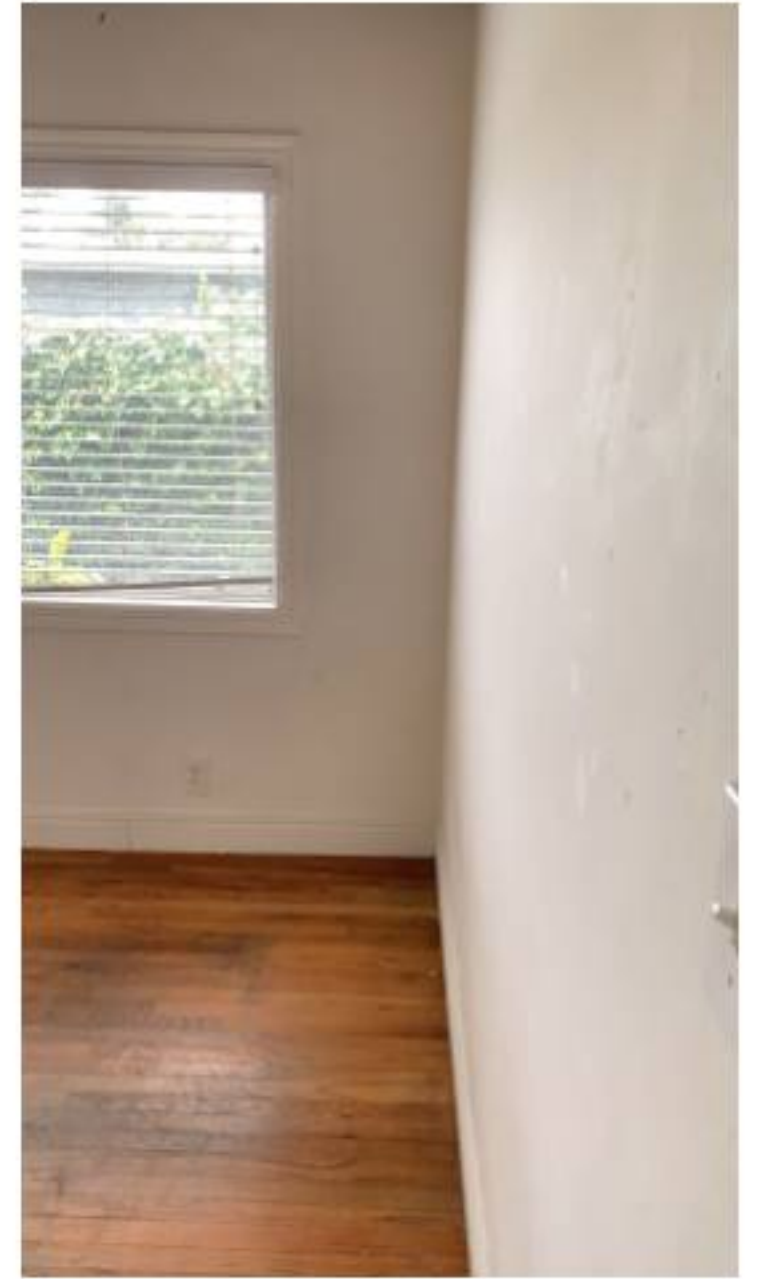


Other

Bedroom 2 - Right - Description

Photos of Bedroom 2 Here





Flooring

Walls / Ceiling

Windows / Screens / Window Coverings

Door / Doorstop

Closet: Door / Shelves / Rod

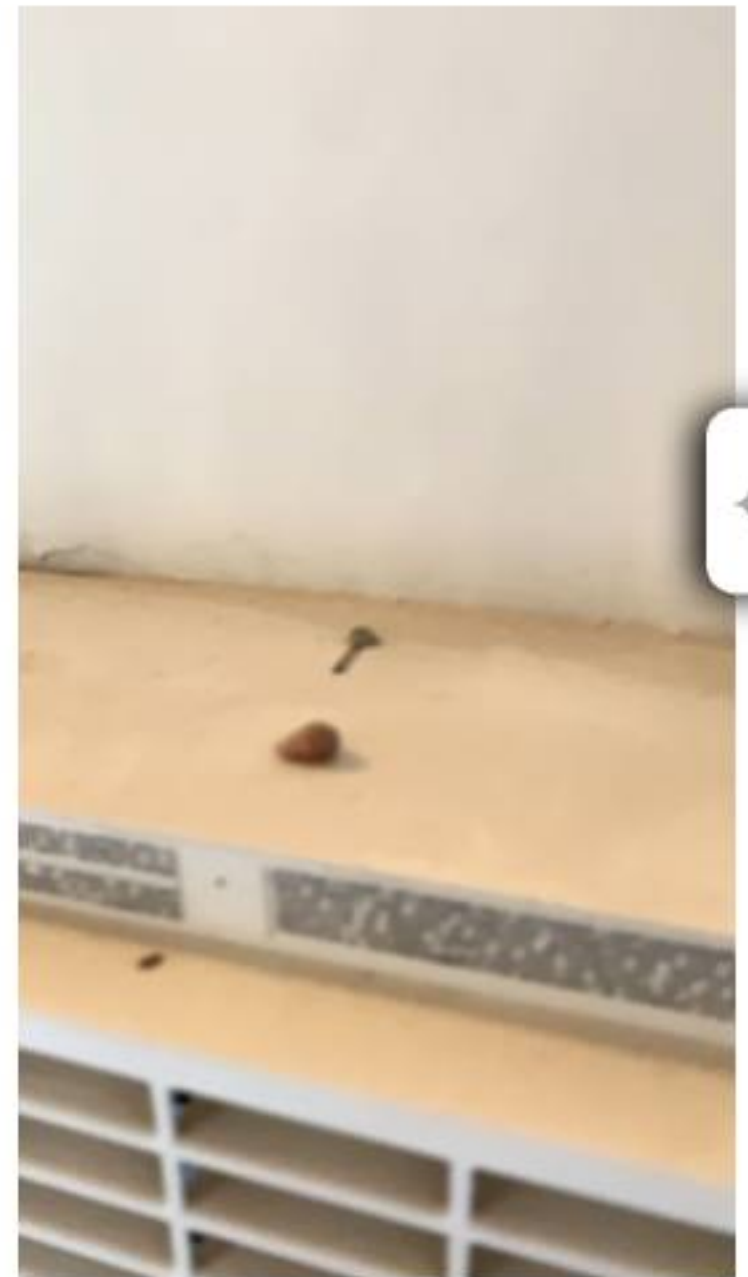
Outlets / Switches / Lights

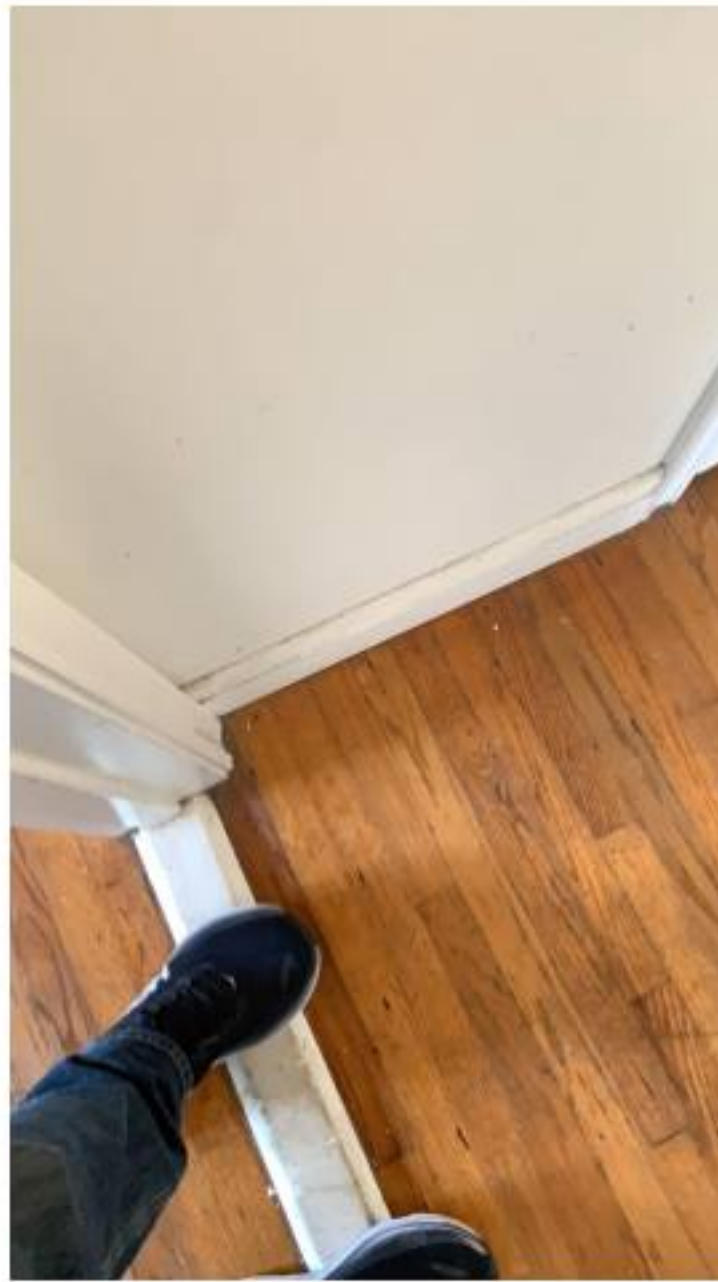
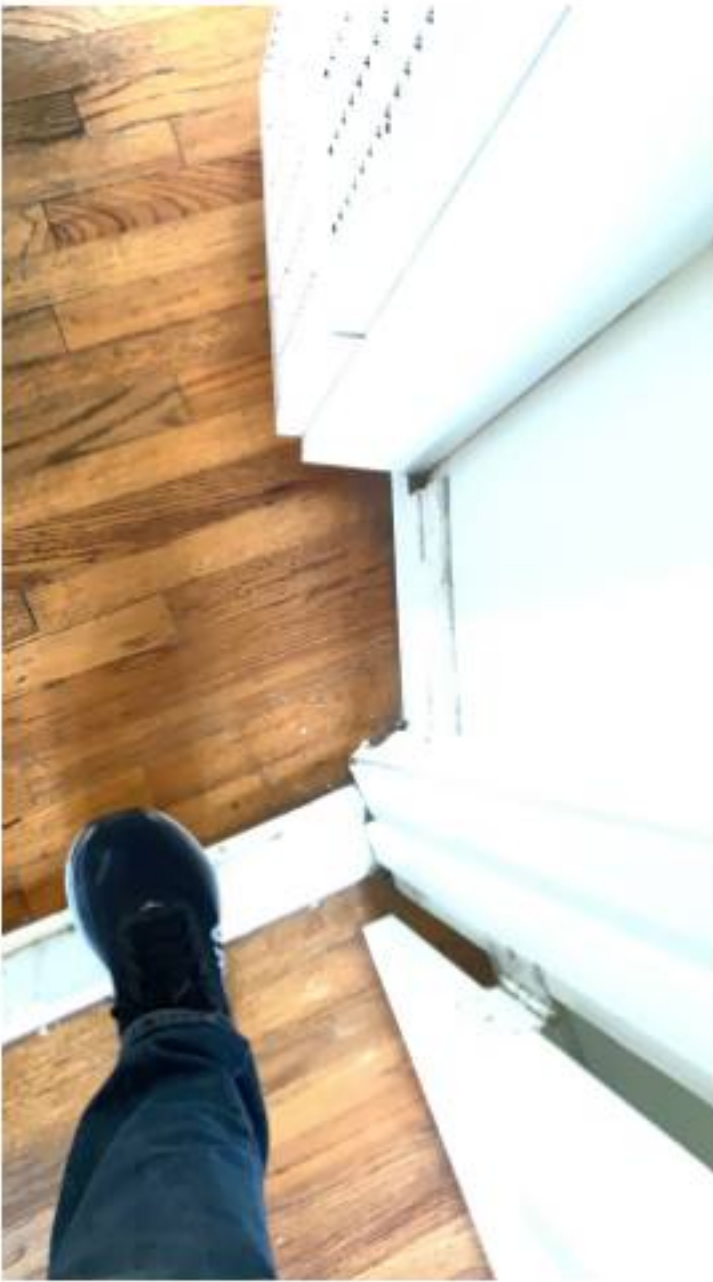
Smoke / CO Detector

Other

Hallway - Description

Photos of Stairs / Hallway Here







Flooring

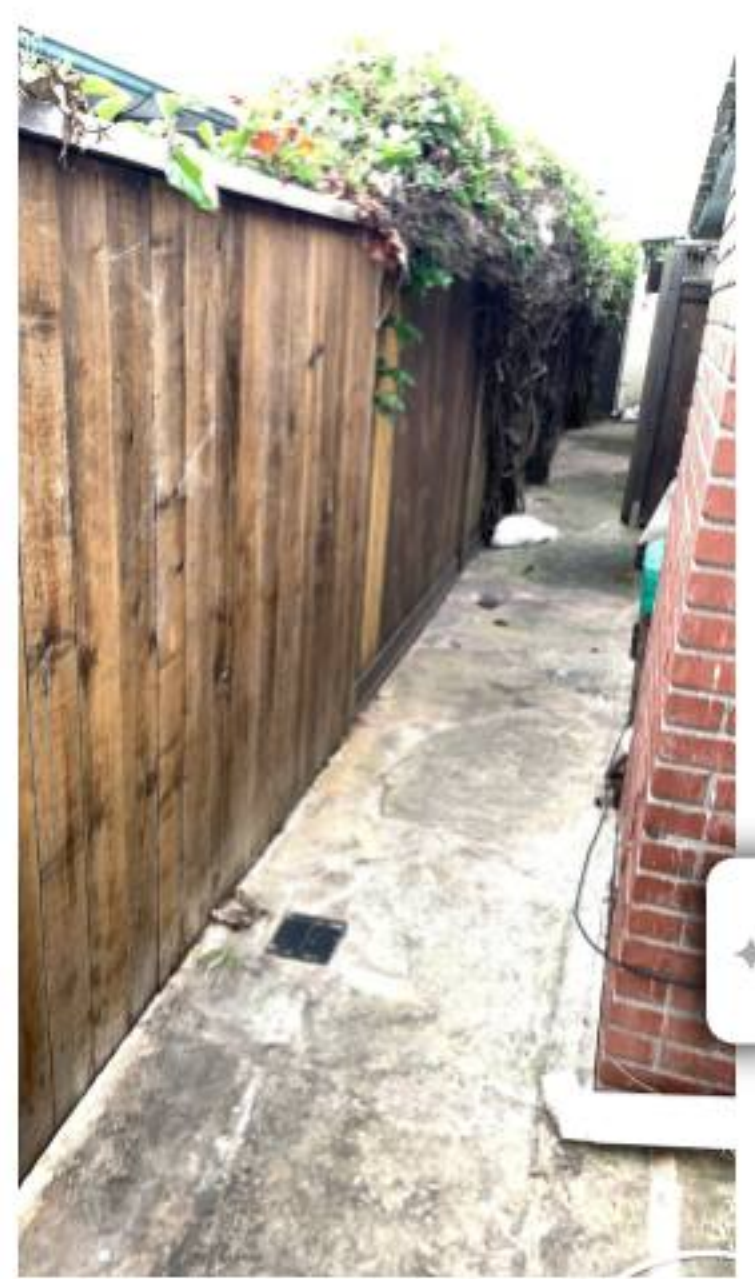
Walls / Ceiling

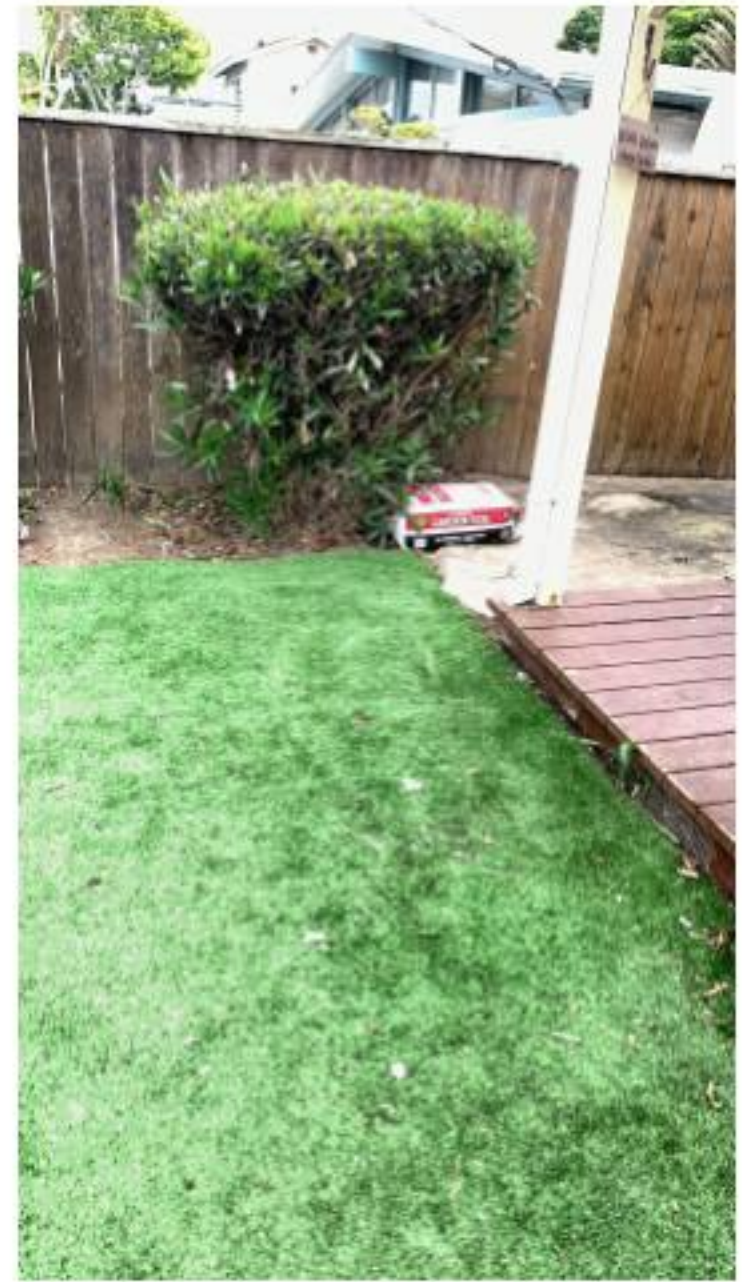
Cabinets / Closets: Doors / Shelves / Rods

Smoke / CO Detector**Other**

Exterior - Description

Photos of Exterior Here







Issues / Problems / Notable Items

Leave fake grass, but remove and clean up everything else in the yard, including leaves bits of wood and another items general cleanup, but leave the fake grass

Other

Special Projects - Action Items

HVAC - Wall Heaters

Cabinet/Counter Top Replacement

Interior Hauling - Action Items

Hauling

Door Replacement - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Major Drywall - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Painting - Action Items

Paint Per Sheet



All the rooms in the house have large amounts of smudges and marks. Bedrooms have lots of filled in and un filled in pen and nail holes as does the living room. Kitchen walls also have large amounts of scuffs and greasiness. Kitchen cabinets are sticking to the touch around the handles and have not been wiped down at all. Bathroom again large amounts of stain marks and smudges not been wiped clean lots of mildew spots over the ceiling over the tub. Nothing has been wiped down or cleaned.

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Plumbing - Action Items

Kitchen



Clear all drains

Bath 1 - Hall



Clear drain Toilet is loose

Other

Maintenance - Action Items

Living Room

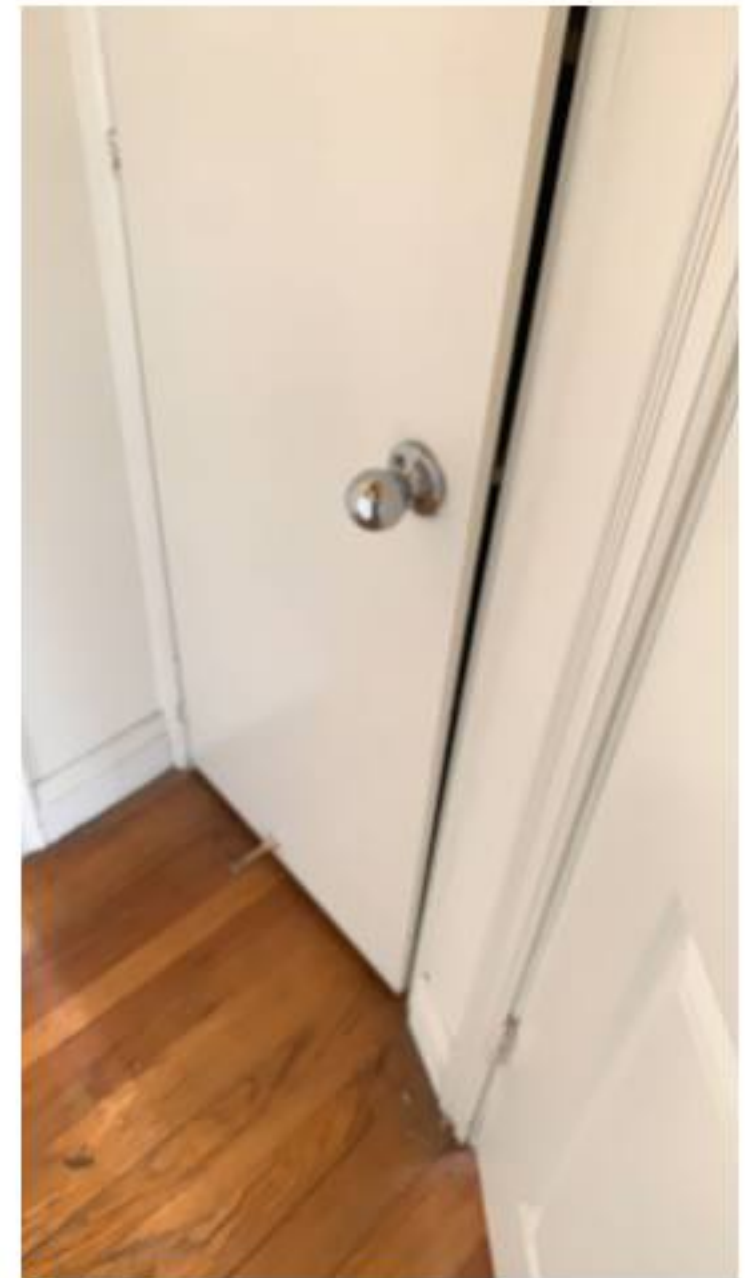


Kitchen

Hall

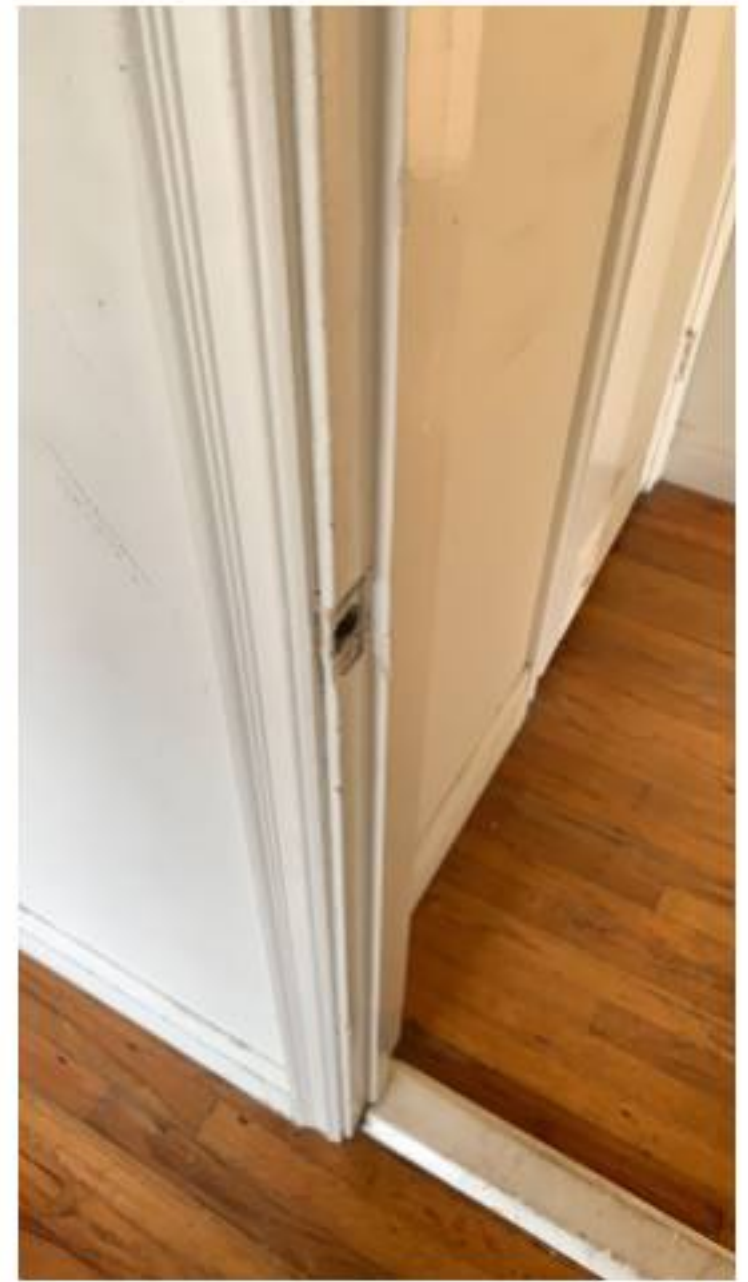


Remove non-functioning doorbell, mechanism and patch and paint. Remove all extraneous and old CO detector hangers. Replace hall light fixture with wall mount LED sconces style Change hall, door handle and hall, closet, door handle, and water heater closet handle to oil bronze pass



Bedroom 1 - Left

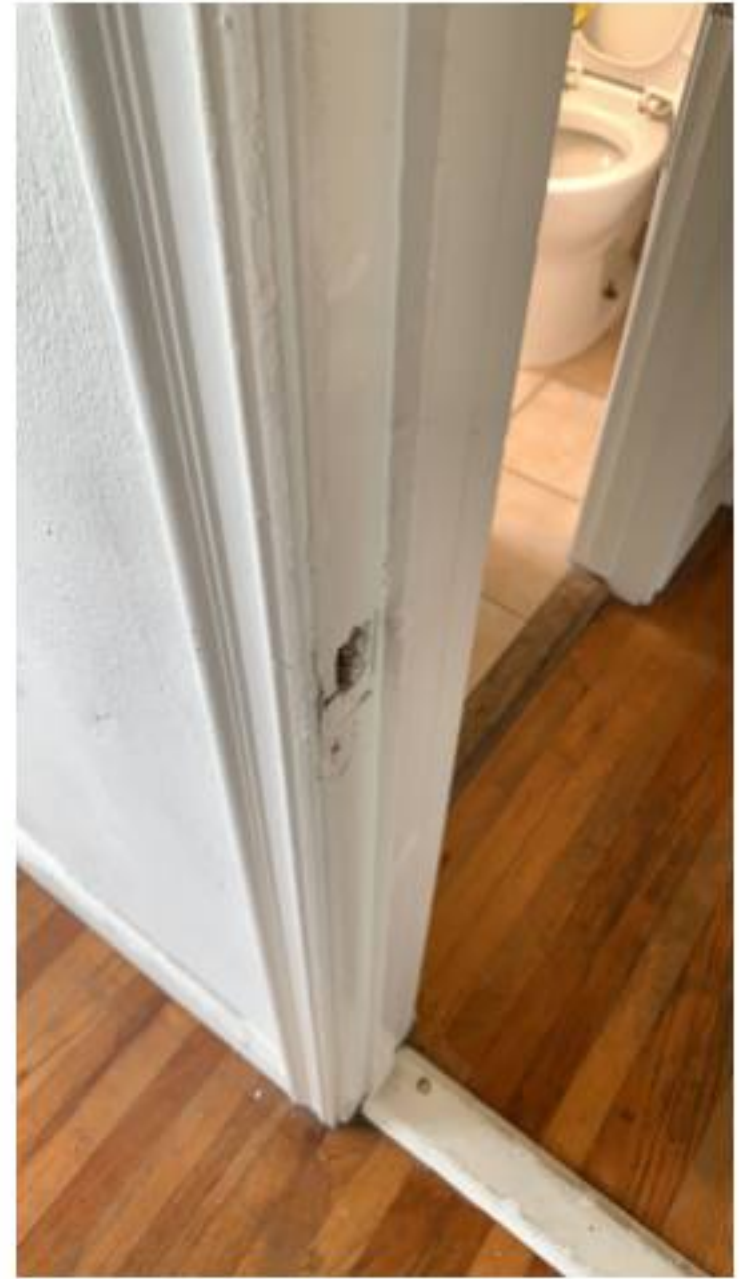
Change door handle and hardware to oil bronze passage and replace the strike plate. Remove the other lock that's up a little higher. Replace light fixture with LED sconce style.



Bedroom 2 - Right

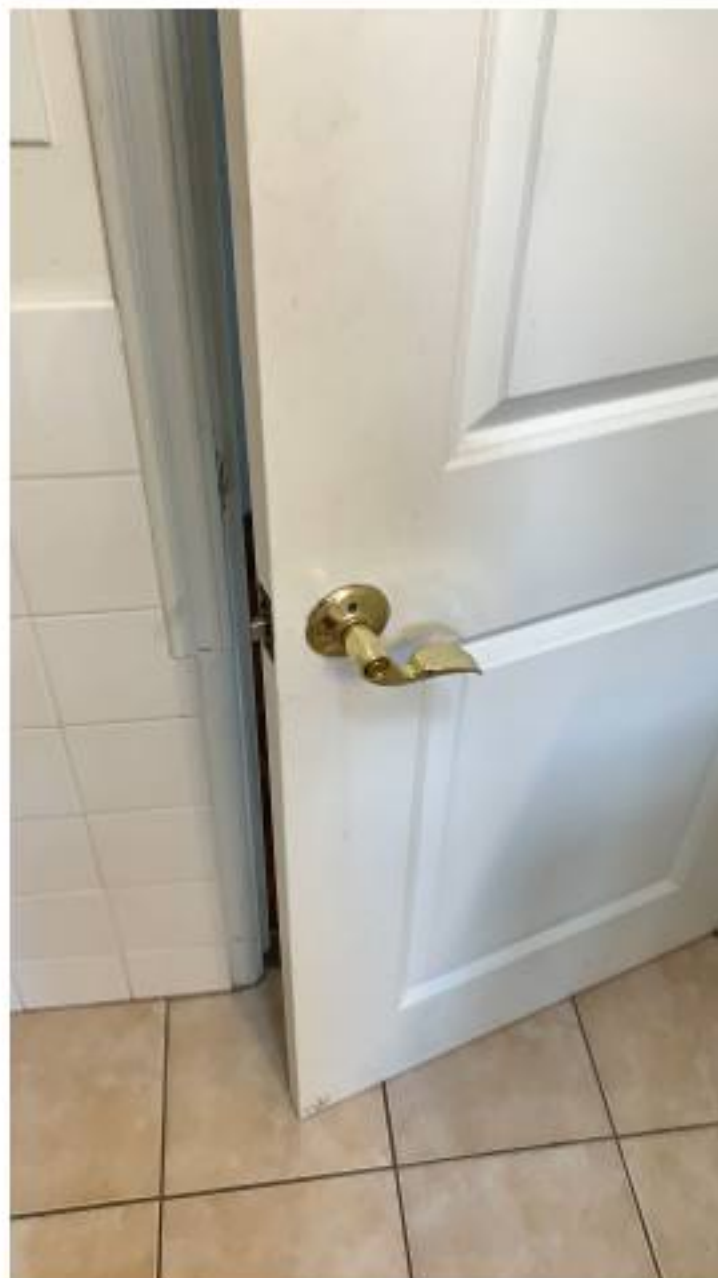


Replace door hardware with oil bronze passage. Remove patch and paint extraneous and non-functioning detector mounts. Replace light fixture with LED sconce style. Probably have to replace the strike plate as well.



Bath Hall

Replace door handle with oil bronze privacy. Also replace strike plate replace light fixture with oil bronze LED type.



Other

Locks - Get correct key and key to TURNOVER key No keys left but key number 725 does not work on the lock. Was not able to reach key to TURNOVER key.

Other 2

Rear doors will not secure, there is wood rot and deadbolt does not secure doors.



Reglaze - Action Items

Kitchen

Bath 1 - Hall

Other

Strip & Caulk - Action Items

Kitchen

Bath 1 - Hall

Strip and caulk called tub and toilet



Other

Flooring - Vinyl - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Flooring - Carpet - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Window Coverings - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Cleaning - Action Items

General Comments

Floor Cleaning - Action Items

Carpet Cleaning (specify all rooms that need CLEANING)

Vinyl Plank Cleaning

Window / Glass - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Screens - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other



Pest Control - Action Items

Pests

Appliances - Action Items

Kitchen

Order replacement for range hood. Looks non standard size. OK to complete after moving



Electrical - Action Items

Living Room

Kitchen

Bath 1 - Hall

Bedroom 1 - Left

Bedroom 2 - Right

Hallway

Other

Key / Lock Replacement - Action Items

Front Door

Other Door

MOI Check-ins and Final Inspection

Zone Check

Post Maintenance Photos

Final Inspection

