The step-by-step process of walk-throughs under Civil Code sections 1950.5 & 1954

The landlord or the tenant gives notice to terminate the tenancy, or the lease is about to expire. Within reasonable time after the notice, the tenant must be informed of their option to request an inspection and that he or she can elect to be present. Do they avail this opportunity? Tenant requests an Tenant does not inspection request an inspection Landlord and tenant Landlord and tenant cannot The matter is done. schedule a mutually agree to a mutually No further action is agreeable time for acceptable time for required. inspection, which must take inspection within two weeks place no earlier than two prior to termination of the weeks prior to termination tenancy. of the tenancy. The landlord gives tenant at least a 48-hour written notice of the inspection date and time. This notice may be waived by both parties, but the waiver must be n writing. **Tenant withdraws request** Tenant elects to be present Tenant elects not to be for inspection during the inspection present during the inspection, but requests that inspection proceed as scheduled. No further action is required by the landlord Owner proceeds with inspection Itemized statement is required, BAY AREA REAL ESTATE ATTORNEYS taking into account security Published with permission from our deposit laws. Has the unit friends at the Apartment Owners atrophied beyond normal wear Association. and tear?