

**INSPECTION NOTICE
LANDLORD INSTRUCTIONS
(Form #12)**

Before a landlord or the landlord's agent may enter an apartment to inspect the premises, the landlord must provide the tenant with written notice of the impending inspection, Nevada Revised Statutes (NRS) 118A.330. This notice must be given to the tenant a minimum of 24 hours before the scheduled inspection time. The notice can be mailed to the tenant in such time as the tenant receives the notice at least 24 hours prior to the scheduled inspection. The notice may be posted on the premises or hand-delivered to the tenant at least 24 hours prior to the scheduled inspection.

The tenant does not have to be present during the inspection, but can choose to be present. The tenant can also ask a third party to be present during the inspection if the tenant cannot be present.

A landlord may enter the rental unit to inspect the premises; to make necessary repairs, decorating, alterations or improvements; to supply necessary or agreed upon services; and to show the rental unit to prospective renters or buyers.

The landlord may enter the rental unit without notice only in the case of an emergency.

The tenant cannot unreasonably withhold permission to enter the rental unit to inspect or do other work permitted under NRS 118A.330(1).

Complete the Notice as follows:

- Fill in the tenant name, address and date of service.
- Provide the rental unit location and the date and time that the inspection will occur.
- Provide the landlord name, address and phone, and then sign, print your name, and put in the date where indicated in the signature block.