

MAINTENANCE

Tenant or Landlord?

At Cofield Property Management, we believe in setting clear expectations for both landlords and tenants so that everyone enjoys a safe, well-maintained rental experience.



Landlord Responsibilities

Landlords are required to provide a rental home that is safe and livable. This includes:

- Functioning plumbing, electricity, heating, and cooling
- Secure windows, doors, and roofing
- Safe stairways and flooring
- Clean, sanitary common areas and grounds

Cosmetic or “nice-to-have” updates (like fresh paint or new flooring) are not required under Texas habitability standards, but landlords must ensure the home meets all basic health and safety conditions.

Major Repairs

Property owners are responsible for addressing big issues such as:

- Structural concerns (roof, floors, stairs)
- Plumbing, electrical, and HVAC system failures
- Reasonable access to hot and cold water
- Pest infestations (unless caused by tenant neglect)

Minor Repairs

Less urgent issues — like dripping faucets, worn carpet, or small cosmetic fixes — may not always require immediate attention. Landlords typically handle these during turnovers or when they rise to the level of safety concerns.

Tenant Responsibilities

Tenants play a vital role in keeping the property in good condition throughout their lease. This includes:

- Keeping the home and yard clean and sanitary
- Disposing of trash and pet waste properly
- Reporting maintenance concerns promptly through the tenant portal
- Allowing reasonable time for repairs (emergency vs. non-emergency timelines will vary)
- Avoiding damage from misuse or neglect

Tenants are financially responsible for repairs when damage is caused by themselves, their guests, or pets — such as improper trash disposal, unauthorized removal of fixtures, or damage from negligence.



Tips for Single-Family Home Tenants

If you’re renting a home or duplex, a little preparation goes a long way. We recommend keeping:

- A basic toolkit (hammer, screwdrivers, pliers, flashlight, tape measure)
- Step ladder (for changing filters, bulbs, and smoke detector batteries)
- Plungers for minor clogs
- Regular supply of A/C filters (change monthly if you have pets)
- Spigot covers in winter to protect outdoor faucets
- Fire extinguisher for kitchen safety
- Lawn care tools, if the lease assigns yard maintenance

Tenants should also know the location of breakers, water shut-off valves, and gas shut-offs in case of emergency.

REMEMBER:

Before submitting a maintenance request, review your lease and preventative maintenance guide to determine whether the issue is urgent or routine.

SHARED MAINTENANCE AREAS

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Plumbing, Heating & A/C

- **Landlord:** Keeps systems in safe working condition.
- **Tenant:** Uses them properly, replaces air filters as required, and reports issues promptly.

Smoke & Carbon Monoxide Detectors

- **Landlord:** Provides and maintains the devices.
- **Tenant:** Tests regularly and replaces batteries.

Appliances

- Responsibility is outlined in the lease. Tenants must use them correctly and report any issues at move-in.

Pest Control

- Lease terms determine who handles pest service. Tenants must maintain cleanliness to prevent infestations.

Landscaping

- If tenant-managed under the lease, tenants must maintain the yard or the cost of hired services/violations may be charged back to them.

Common Areas (multi-unit homes)

- **Landlords:** Maintain shared spaces safely.
- **Tenants:** Follow property rules and respect shared facilities.