

Landlord and Tenant Responsibility Inspection Guide

Responsibilities are divided based on whether the issue occurs at move-in or during tenancy.

Appliances

- **Supplied by Landlord:** Landlord is responsible for maintenance and repairs.
 - **Supplied by Tenant:** Tenant is responsible for maintenance and repairs.
 - **Exception:** If a tenant-supplied appliance creates a safety hazard, the landlord must correct the hazard, but the tenant is responsible for the cost.
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Bathroom & Kitchen Countertops and Cabinets

- **At Move-In:** Landlord is responsible for all deficiencies.
 - **After Move-In:** Tenant is responsible for damage beyond normal wear and tear (e.g., missing cabinet doors, broken hinges).
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Carbon Monoxide and Smoke Detectors

- **Landlord:** Responsible for installation and maintenance (hardwired or with sealed 10-year batteries). If present but non-functional, the landlord must repair or replace.
 - **Tenant:** Responsible if the device is missing, removed, or damaged after move-in.
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Doors

- **Entry/Exit Doors:** Landlord is responsible for repairs related to safety and security. Tenant must reimburse the landlord if damage is tenant-caused.
 - **Interior Doors:** Tenant is responsible for repair after move-in.
 - **Garage Doors:** Landlord is responsible for repairs. Tenant must reimburse landlord if damage is caused by tenant or their guests.
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Egress (Exit Paths)

- **Exterior:** Landlord is responsible for clearing and maintaining exit paths outside the unit.
 - **Exception:** If egress is blocked by tenant belongings, tenant is responsible

- **Interior:** Tenant is responsible for keeping interior walkways clear (minimum 36 inches wide).
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Electrical

- **Outlet Covers:** Landlord is responsible at initial inspection; tenant is responsible afterward.
 - **Light Sockets (Open/Broken):** Landlord is responsible at move-in; tenant is responsible after move-in.
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Floors

- **Carpeting:** Landlord is responsible if a safety hazard exists. Tenant is responsible for discoloration, stains, or odors after move-in.
 - **Hardwood Flooring:** Landlord is responsible for repairs and maintenance.
 - **Tile Flooring:** Tenant is responsible for cracked or missing tiles after move-in.
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Infestation (Pests, Rodents, etc.)

- **Initial Lease-Up and First Year:** Landlord is responsible.
 - **After First Year:**
 - **Multi-Family Housing:** Landlord is responsible unless infestation is due to poor housekeeping or clutter, in which case tenant is responsible.
 - **Single-Family Homes:** Tenant is responsible.
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Life-Threatening Hazards (Electrical, Gas, Fire, Utilities)

- **Landlord:** Responsible for maintaining safety.
 - **Tenant:** Responsible for any damage due to negligence, tampering, or misuse (e.g., disabling smoke detectors or damaging utility systems).
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Plumbing

- **Main Line Blockage (evidenced by backup in multiple areas):** Landlord is responsible.

- **Clogged Toilets or Slow Drains:** Tenant is responsible after move-in.
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Roof Leaks / Water Intrusion / Mold-like Substances

- **Water Intrusion or Roof Leaks:** Landlord is responsible.
 - **Bathroom Moisture / Mold:** Tenant is responsible if caused by behavior (e.g., not using the bathroom fan), resulting in mold-like growth.
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Utilities and Meters

- **Landlord:** Always responsible for ensuring utility meters are installed and maintained through the appropriate service provider (this is considered a part of the structure and utility infrastructure – if tenant caused meter to be removed, tenant may be charged for any cost associated with having the meter reinstalled).
 - **Tenant:** Responsible for maintaining and paying for utility usage that is not paid by the landlord.
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Walls

- **Water Intrusion / Moisture:** Landlord is responsible.
 - **Holes or Physical Damage:** Tenant is responsible after move-in.
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Water Heaters

- **Landlord:** Responsible for inoperable units, pressure relief valves, or missing discharge pipes.
 - **Tenant:** Responsible for any damage caused after move-in.
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Windows

- **Single-Family Homes (Interior Windows):** Tenant is responsible for broken glass unless police report verifies vandalism.
- **Apartments (Interior Windows):** Tenant is responsible if window damage is from inside to outside.
- **Common Areas / Exterior Windows:**

- **Landlord:** Responsible for non-functional windows (e.g., those that don't open/close properly).
 - **Tenant:** Responsible for any damage occurring after move-in.
 - **Window Screens:**
 - **Landlord:** Responsible at move-in.
 - **Tenant:** Responsible for repairs or replacements after move-in.
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Yard Maintenance

- **Single-Family Homes:** Tenant is responsible unless the lease includes gardener services.
- **Multi-Family Units / Common Areas:** Landlord is responsible.