

End of Tenancy Deposit Checklist

A practical checkout checklist for tenants, landlords and property managers. Use it before handing back keys, booking a professional clean or reviewing a property after move-out.

Important: this checklist is guidance, not legal advice. Deposit decisions depend on the tenancy agreement, inventory, fair wear and tear, evidence and the relevant deposit protection scheme.

Before you start

Done	Item	Notes / photo reference
■	Read the inventory and checkout instructions before cleaning.	
■	Photograph every room before you start, including existing damage.	
■	Confirm whether carpets, oven, windows, balcony or garden are included.	
■	Book enough time: a real end of tenancy clean usually takes hours, not minutes.	
■	Keep receipts for professional cleaning, carpet cleaning or oven cleaning.	

Kitchen

Done	Item	Notes / photo reference
■	Oven, hob, extractor, filters and splashback degreased.	
■	Fridge and freezer emptied, cleaned, dried and switched as instructed.	
■	Cupboards emptied, shelves wiped, crumbs removed from corners.	
■	Sink, taps, draining board and limescale areas cleaned.	
■	Worktops, tiles, sockets, switches and handles wiped.	
■	Bins emptied, washed and liners removed.	
■	Floor vacuumed, mopped and edges cleaned.	

Bathroom

Done	Item	Notes / photo reference
■	Toilet, seat, hinges, base and surrounding floor cleaned.	
■	Bath, shower tray, screen, tiles and grout cleaned.	
■	Limescale removed from taps, shower head, plug holes and glass.	
■	Silicone checked for mould, staining or failed edges.	
■	Extractor fan cover dusted where safely accessible.	
■	Mirrors, cabinets, shelves and chrome polished.	
■	Floor, skirting and corners cleaned and dried.	

Rooms and hallway

Done	Item	Notes / photo reference
■	All furniture moved where safe and cleaned around.	
■	Dust removed from skirting, ledges, doors, frames and sockets.	
■	Marks checked on walls and photographed before any touch-up.	
■	Windowsills, internal glass and tracks cleaned where included.	
■	Carpets vacuumed slowly, edges cleaned and stains photographed.	
■	Hard floors vacuumed, mopped and allowed to dry.	
■	Light fittings, shades and reachable cobwebs removed safely.	

Landlord and deposit evidence

Done	Item	Notes / photo reference
■	Take wide photos of every room after cleaning.	
■	Take close-up photos of oven, bathroom, sink, carpets and windows.	
■	Record meter readings and photograph meters clearly.	
■	Return all keys, fobs, parking permits and access cards as instructed.	
■	Keep all invoices, booking confirmations and messages.	
■	Send a short checkout email with photos, receipts and forwarding address.	

When to book a professional clean

Book a professional if the property has heavy limescale, grease, carpet stains, mould, pet odour, short checkout deadlines, inventory clerk requirements, managed property standards or a landlord/agent dispute risk. A professional clean does not guarantee deposit return, but it can reduce avoidable deductions when the scope is clear and evidence is kept.

Perfect Living CTA

Need help before checkout? Send the postcode, property size, photos, date and inventory notes. Perfect Living can quote end of tenancy cleaning, oven cleaning, carpet cleaning, handyman repairs and property readiness through one service desk.

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