



TENANTTOOLS PRACTICAL HELP

Queensland Bond Cleaning and Final Inspection Checklist

A printable room-by-room checklist for Queensland renters. Use it with your Entry condition report, start-of-tenancy photos and the current RTA Exit condition report (Form 14a).

The standard: leave the premises and inclusions, as far as possible, in the same condition as at the start of the tenancy, fair wear and tear excepted. Dirt, grime and grease are not fair wear and tear. Your starting condition remains the comparison point.

Before you start

- ☐ Find your Entry condition report and the photos or videos taken when you moved in.
- ☐ Download the current RTA Exit condition report (Form 14a).
- ☐ Confirm which appliances, outdoor areas and furnished items form part of the tenancy.
- ☐ Check your written tenancy terms and any written pet approval conditions.
- ☐ Plan enough time to clean, inspect the result, take evidence and fix genuine missed items before returning keys.
- ☐ Use products suitable for each surface, follow manufacturer directions and never mix cleaning chemicals.

Your final sequence

1	Remove belongings and rubbish	2	Clean room by room
3	Compare with the entry evidence	4	Complete Form 14a
5	Take dated wide and close-up photos	6	Return all keys and remotes with proof

Property: _____

Handover date: _____ Agent or owner: _____



Whole property and kitchen

Tick only the items that exist at your property. Compare the result with the entry evidence, not a generic new-home standard.

Every room and shared area

- ☐ Remove personal belongings, rubbish, food and temporary liners.
- ☐ Vacuum carpets and clean hard floors, including edges and corners.
- ☐ Remove cleanable marks, dust and cobwebs from walls, ceilings, doors and skirting boards without damaging finishes.
- ☐ Clean accessible door surfaces, handles, switches and power points.
- ☐ Dust accessible light fittings, fans, vents and air-conditioning filters where safe and appropriate.
- ☐ Clean accessible windows, sills, frames, tracks, screens and glass.
- ☐ Dust or clean blinds and curtains using a method suitable for the material.
- ☐ Empty and wipe wardrobes, shelves, drawers and cupboards.
- ☐ Check behind doors and beneath or behind movable furniture and appliances.
- ☐ Return furnished items to their recorded room and position where practical.

Kitchen

- ☐ Degrease the stovetop, controls, splashback and surrounding surfaces.
- ☐ Clean the oven interior, racks, trays, grill, door and glass.
- ☐ Clean the rangehood exterior and removable filter according to its instructions.
- ☐ Wipe benchtops, joins, sink, drain, taps and accessible plumbing surrounds.
- ☐ Empty and wipe every cupboard and drawer, including edges and handles.
- ☐ Clean supplied appliances inside and out, including dishwasher seals and filter where applicable.
- ☐ Clean accessible spaces around, behind or beneath supplied movable appliances without disconnecting anything unsafe.
- ☐ Do a final check for grease, crumbs, residue, odours and rubbish.

Often missed: oven door glass, racks and trays; rangehood filter; cupboard tops and interiors; dishwasher filter and seals; floor edges; window tracks; fan blades; vents; switches and spaces where furniture stood.



Wet areas, bedrooms and living spaces

Bathroom and toilet

- ☐ Remove soap residue and clean the bath, shower, screen, basin, vanity and taps.
- ☐ Clean tiles and grout without damaging the surface or sealant.
- ☐ Clean the toilet bowl, seat, exterior, cistern and surrounding floor.
- ☐ Polish mirrors and wipe cabinets, drawers, rails and shelves.
- ☐ Remove dust from accessible exhaust covers and vents.
- ☐ Check drains, corners, floor edges and areas behind doors.

Laundry

- ☐ Clean the laundry tub, taps, cabinetry, shelves and appliance spaces.
- ☐ Remove lint and residue from supplied dryer or washer filters where applicable.
- ☐ Clean supplied appliance exteriors, accessible surrounds and floors.
- ☐ Check walls, exhaust covers, corners and the area behind the door.

Bedrooms and living areas

- ☐ Clean floors, skirting boards, door tracks and reachable surfaces.
- ☐ Empty and wipe robes, shelves, drawers and mirrored doors.
- ☐ Remove dust from fans, light fittings, vents and accessible air-conditioning filters.
- ☐ Check walls, switches, door handles and spaces where furniture stood.
- ☐ Clean accessible window glass, frames, sills, tracks, screens and window coverings.
- ☐ Check furnished items against the inventory and entry report.

Carpets and pest treatment: there is no universal rule requiring every renter to purchase a full professional bond clean. Professional carpet cleaning or fumigation may be required in particular circumstances under a valid written pet approval condition or compliant tenancy term. A tenant cannot be required to buy the service from a nominated person or business.



Outdoor areas, evidence and handover

Balcony, garage and outside areas

- ☐ Remove rubbish, cobwebs and personal items from balconies, patios, garages and storage areas.
- ☐ Sweep or clean floors, railings and accessible exterior glass.
- ☐ Clean tenant-caused oil or other residue from garage and driveway surfaces using an appropriate method.
- ☐ Mow, edge, weed and tidy lawns or gardens the tenant is responsible for maintaining.
- ☐ Return pool and outdoor areas to the recorded starting condition, allowing for fair wear and tear and owner maintenance obligations.
- ☐ Empty and clean bins where practical, then leave them in the agreed location.
- ☐ Check gates, shed, clothesline, mailbox, paths and driveway against Form 14a and the entry report.

Exit evidence

- ☐ Complete every relevant section of Form 14a and add concise comments where the condition differs.
- ☐ Take dated room-wide photos from more than one angle.
- ☐ Take close-up photos of appliances, wet areas, tracks, floors and any disputed condition.
- ☐ Keep relevant videos, cleaning invoices, guarantee terms and written correspondence.
- ☐ Give the lessor or agent a signed copy of Form 14a and keep your copy.
- ☐ Record the number of keys and remotes returned, the date, method and who received them.

KEY OR REMOTE	QUANTITY	RETURNED TO	DATE
Front or unit keys			
Mailbox, garage or gate			
Access fobs or remotes			
Other			

Notes or items agreed with the lessor or agent:

General information only: This checklist is not legal, tenancy, cleaning, safety or professional advice. Property condition, agreements, pet approvals and cleaning methods differ. Check the current RTA guidance, your agreement, entry report and manufacturer instructions. Last reviewed 24 August 2026.

Official references: Residential Tenancies Authority cleaning guidance and Exit condition report (Form 14a); Residential Tenancies and Rooming Accommodation Act 2008 (Qld), section 188. Find current forms and guidance at rta.qld.gov.au.