

RENTAL EXIT PHOTO CHECKLIST

Print and take this room by room. Tick only after checking the image is clear and saved.

Property address		Photo date	
Handover date		Device used	

Before taking photos

- ☐ Possessions and rubbish removed from photographed areas
- ☐ Final cleaning completed and wet surfaces safely dry
- ☐ Entry report and entry images available for comparison
- ☐ Camera lens clean and device time checked
- ☐ Private mail, screens, key codes and personal information removed
- ☐ Safe lighting used; no climbing or unsafe access

01 - Property overview

- ☐ Front and rear exterior where within the tenancy area
- ☐ Whole-property overview or short walk-through
- ☐ General floors, walls and ceilings
- ☐ Any issue shown first in context, then in detail

Notes or image range

02 - Entry and keys

- ☐ Entry door, frame, lock and surrounding wall
- ☐ All keys, remotes and access cards counted
- ☐ Letterbox, window and security-screen keys included
- ☐ Handover receipt method ready

Notes or image range

LIVING AREAS AND KITCHEN

03 - Living areas

- ☐ Doorway overview and reverse overview for every room
- ☐ Walls, floors, skirting boards and ceiling
- ☐ Windows, tracks, screens, curtains or blinds
- ☐ Lights, fans, air-conditioning vents and supplied remotes
- ☐ Cupboards or storage open and closed
- ☐ Balcony access or internal stairs where relevant

Notes or image range

04 - Kitchen

- ☐ Doorway overview and reverse overview
- ☐ Benches, splashback, sink and taps
- ☐ Cupboards and drawers open and closed
- ☐ Oven exterior, interior, shelves and trays
- ☐ Cooktop and rangehood, including filters
- ☐ Dishwasher and other supplied appliances
- ☐ Floor, walls, windows, lights and exhaust
- ☐ Any repair history or pre-existing condition linked

Notes or image range

WET AREAS AND BEDROOMS

05 - Bathrooms and laundry

- ☐ Room overview and reverse overview
- ☐ Basin, vanity and cabinets
- ☐ Shower, screen, bath, tiles, grout and seals
- ☐ Toilet and surrounding floor
- ☐ Mirrors, windows, exhaust and lights
- ☐ Laundry tub, taps and supplied appliances
- ☐ Dry-surface detail for any disputed item

Notes or image range

06 - Bedrooms

- ☐ Doorway overview and reverse overview for each bedroom
- ☐ Walls, ceiling, floors and skirting boards
- ☐ Wardrobes open, shelves and tracks
- ☐ Windows, screens, curtains or blinds
- ☐ Lights, fans and air-conditioning
- ☐ Carpet photographed from entry-matched angles
- ☐ Detail paired with a wider location frame

Notes or image range

OUTDOOR, RECORDS AND FINAL CHECK

07 - Outdoor and garage

- ☐ Balcony, courtyard, garden and lawn within tenancy duties
- ☐ Garage, car space, shed and storage
- ☐ Gates, doors and supplied remotes
- ☐ Bins and rubbish removal
- ☐ Outdoor taps, lights and agreed maintenance areas

Notes or image range

08 - Meters and utilities

- ☐ Final water meter reading where relevant
- ☐ Other agreed final readings
- ☐ Image shows the whole meter and readable value
- ☐ Disconnection confirmations saved separately

09 - Exit condition report

- ☐ Current Form 14a completed after final cleaning
- ☐ Specific comments added and extra pages attached if needed
- ☐ Useful image ranges referenced
- ☐ Every page initialled where required
- ☐ Copy kept before handover
- ☐ Returned signed copy saved when received

10 - Receipts and communications

- ☐ Cleaning and service scopes, invoices and receipts
- ☐ Repair reports and responses
- ☐ Provider rectification or warranty records
- ☐ Key and Form 14a handover proof
- ☐ Bond request and any Notice of claim saved

Final file check

- ☐ Original files preserved unchanged
- ☐ Working copies named in room order
- ☐ Two separate backups tested

☐ No missing room or inclusion identified on Form 14a

☐ No private information or security code shared unnecessarily

Practical organiser only. Not an official form and not legal or tenancy advice. Photos support, but do not replace, the current RTA exit condition report or required bond steps. Sources reviewed 7 September 2026.