End of tenancy check-out checklist

The 24 things a check-out clerk opens, lifts and photographs, plus 3 more

Kitchen

Half the inspection happens here. 84% of landlords name it the room most often left unclean.

- [ ] Inside the oven — the back wall and the roof of the cavity
- [ ] The oven door glass, between the panes (two screws on most doors)
- [ ] Oven racks and the side runners they slide on
- [ ] The grill pan, and the compartment behind the drawer
- [ ] The extractor filter — lifts out, hot water and degreaser
- [ ] The hob, under the burners, and behind the control knobs
- [ ] Fridge and freezer seals; defrosted, switched off, door propped
- [ ] Washing machine drawer (comes right out) and the door gasket
- [ ] Inside every cupboard and drawer, not just the fronts
- [ ] The tops of the wall units

Bathrooms

London water means limescale is the default finding.

- [ ] Limescale on taps, shower head and glass — descaler, and time
- [ ] Shower screen runners and the seal strip at the base
- [ ] Grout, and mould in the silicone (gel, left to work)
- [ ] Behind and under the toilet, including the hinge caps
- [ ] The extractor vent cover — it unclips
- [ ] The overflow holes in the basin and bath

Every other room, in walking order

- [ ] Window tracks — the runner channel at the bottom of each window
- [ ] The tops of the doors
- [ ] Skirting boards, the full run, including behind where furniture stood
- [ ] Light switches, sockets, and the wall around them
- [ ] Inside wardrobes and built-in storage, including the top shelf
- [ ] Radiators — between the fins, and the wall behind
- [ ] Carpet edges and the strip at each room threshold
- [ ] Bins, inside and out, and the cupboard the bin stood in

Not about cleaning — but marked down constantly

- [ ] All rubbish removed, including the bin and any shared bin store
- [ ] Every item on the check-in inventory present
- [ ] Every light bulb working

Notes — what you found, and what you photographed

Information, not legal advice. Position in England, September 2026. The White Glove Pro is a trading name of Camyabco Ltd (13058807).

Before you hand the keys over

Four things worth more than another hour of cleaning

Photograph every room yourself before you hand the keys back.

Dated, and from the same angles and lighting as the check-in photographs. That matching is what settles an argument — adjudicators decide on the written file, and nobody revisits the property. Include the inside of the oven and the fridge.

Read the check-in inventory before you clean, not after.

You are measured against that document, not against a general standard. If it records the property as domestically cleaned with omissions, that is the bar — a landlord cannot end a tenancy in a better position than they started it.

Keep the cleaning invoice.

An invoice naming the property and dated to the end of the tenancy is evidence. Your own account of having cleaned it is not.

You cannot be made to pay for professional cleaning.

In England, since the Tenant Fees Act 2019, a professional cleaning clause is a prohibited payment and is unenforceable. You can still be charged if the property is left worse than you found it — but who does the work is your choice.

Or have the whole list done, at a fixed price

Every item overleaf is on our end of tenancy specification — including the oven, the extractor filter and the window tracks, at no extra cost. You get a photographic record of every room, and if the check-out flags anything on the list within seven days we come back and put it right free of charge. Most of the market closes that window at 48 hours.

Studio	1 bed	2 bed	3 bed	4 bed	5+ bed
£149	**£199**	**£259**	**£319**	**£409**	**£509**

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