



# 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

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# 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      |
|-------------|-------------|-------------|-------------|-------------|-------------|
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