

Tenant Vacate Cleaning Checklist

A practical, property-by-property guide to preparing for the final inspection and returning the keys.

Property address	<i>Click or tap to enter the rental property address</i>
Vacate / key return	<i>Click or tap to enter the date and time</i>
Key return instructions	<i>Click or tap to enter the return location or instructions</i>
Property manager	<i>Derwent Real Estate Property Management - (03) 6261 4222</i>

THE STANDARD TO AIM FOR

Use the ingoing condition report and photographs as your benchmark. Leave the premises as nearly as possible in the same condition as at the start of the tenancy, apart from reasonable wear and tear. This checklist is guidance only: it does not create extra obligations, replace the tenancy agreement or condition report, or guarantee a bond outcome.

Before you start

1. Review the ingoing condition report and photographs. Note any pre-existing marks, wear or unclean areas before deciding what needs attention.
2. Confirm which property-specific items apply, including professional carpet cleaning, approved pets, fireplaces, heat pumps, pools, tank water or special garden requirements.
3. Complete the main clean after furniture and belongings have been removed wherever possible.
4. Work only where safely accessible. Do not work at height, dismantle appliances, undertake electrical work or mix cleaning chemicals.
5. Report faults, leaks, persistent mould, damage or maintenance concerns in writing. Do not paint over, conceal or attempt unsafe repairs.
6. Take clear, dated photographs after cleaning, including each room, floors, appliances, cupboards and outdoor areas.
7. Return every key, remote and access device by the agreed deadline and keep evidence of return and any professional-cleaning receipt.

Tick **DONE** when complete or **N/A** when an item does not apply. If you are unsure, contact us before returning the keys.

1. Whole property

DONE	N/A	TASK
☐	☐	Remove all personal belongings, furniture and unwanted items unless Derwent Real Estate has agreed otherwise in writing.
☐	☐	Remove all rubbish and dispose of it correctly; leave household and council bins as instructed.
☐	☐	Remove cobwebs and dust from ceilings, cornices, skirting boards, doors, frames, handles and other safely accessible surfaces.
☐	☐	Spot-clean removable marks on walls without damaging paint; repainting is not required unless separately agreed for tenant-caused damage.
☐	☐	Clean the external surfaces of light switches, power points and other accessible fittings. Do not open electrical fittings.
☐	☐	Clean accessible windows, glass, sills, tracks and screens, inside and outside where this can be done safely.
☐	☐	Clean blinds, curtains and other window coverings using a method suitable for the material.
☐	☐	Vacuum carpets thoroughly, including edges, corners and wardrobes.
☐	☐	Sweep and mop hard floors, including edges and safely accessible areas beneath moveable items.
☐	☐	Empty and wipe cupboards, drawers, wardrobes and storage areas.
☐	☐	Test and gently clean smoke alarms and accessible light fittings as recommended; do not remove, disable or dismantle them.
☐	☐	Return supplied items to their original location and leave the property secure.

2. Bedrooms and living areas

DONE	N/A	TASK
☐	☐	Remove belongings from rooms, built-in wardrobes, shelving and storage spaces.
☐	☐	Clean built-in wardrobes, shelves and mirrored doors inside and out.
☐	☐	Clean ceiling fans and accessible vents or filters only where safe and in accordance with the appliance instructions.
☐	☐	Clean supplied furniture and return it to its original location, allowing for reasonable wear and tear.
☐	☐	If a fireplace was used, remove cold ash and clean the accessible firebox and hearth; flue or chimney cleaning is not a tenant task unless separately agreed.
☐	☐	Check floors, windows, coverings, walls and doors against the ingoing condition report before leaving each room.

3. Kitchen

DONE	N/A	TASK
☐	☐	Clean benchtops, splashbacks and work surfaces, removing grease and residue.
☐	☐	Empty and clean cupboards and drawers inside and out, including handles and edges.
☐	☐	Clean the cooktop, burners, trivets, knobs and surrounding areas.
☐	☐	Clean the oven inside and out, including racks, trays, glass and accessible seals.
☐	☐	Clean the rangehood exterior and removable filters in accordance with the manufacturer instructions.
☐	☐	Clean the microwave inside and outside if supplied.
☐	☐	Clean the dishwasher inside and outside if supplied; remove food residue from accessible filters.
☐	☐	Clean the refrigerator and freezer inside and outside if supplied; defrost only if instructed and confirm whether power should remain on.
☐	☐	Clean the sink, tapware, drain area and splashback, removing stains and build-up.
☐	☐	Sweep and mop the floor, including edges and safely accessible areas beneath appliances.
☐	☐	Report appliance faults rather than dismantling or attempting repairs.

4. Bathroom, ensuite and toilet

DONE	N/A	TASK
☐	☐	Clean shower walls, screen or door, base and fittings; remove soap scum and removable build-up.
☐	☐	Clean the bath, taps and surrounding surfaces.
☐	☐	Clean the vanity, basin, tapware, mirror and splashback.
☐	☐	Clean the toilet bowl, seat, lid, cistern, exterior and surrounding floor and wall areas.
☐	☐	Clean accessible exhaust-fan covers and remove visible surface dust without dismantling the unit.
☐	☐	Empty and clean cupboards and drawers inside and out.
☐	☐	Remove hair and debris from accessible drain strainers; do not dismantle plumbing or use unsafe chemical combinations.
☐	☐	Clean tiles, grout and walls using products suitable for the surface.
☐	☐	Mop floors thoroughly, including corners and around the toilet.
☐	☐	Clean safely removable surface mould. Report persistent mould, dampness, leaks or suspected structural causes in writing.

5. Laundry

DONE	N/A	TASK
☐	☐	Clean the laundry tub, tapware, splashback and surrounding surfaces.
☐	☐	Empty and clean cupboards, shelving and storage areas.
☐	☐	Clean supplied washing machines or dryers inside and outside in accordance with manufacturer instructions.
☐	☐	Clean accessible lint filters and remove lint or debris.
☐	☐	Sweep and mop floors, including accessible areas beneath appliances.
☐	☐	Remove all rubbish, cleaning products and personal items unless otherwise agreed in writing.

6. Outdoor areas, garage and shed

DONE	N/A	TASK
☐	☐	Remove rubbish, personal belongings and unwanted items from yards, balconies, garages, sheds and storage areas.
☐	☐	Mow lawns, edge and weed to a standard consistent with the start of the tenancy.
☐	☐	Remove sprayed or dead weeds. Ordinary tenant gardening does not include pruning, tree work or work at height unless separately agreed.
☐	☐	Remove leaves and excessive garden debris from accessible areas.
☐	☐	Sweep paths, patios, balconies, decks and outdoor entertaining areas.
☐	☐	Remove obvious tenant-caused spills, staining or accumulated dirt where this can be cleaned without damaging the surface.
☐	☐	Sweep the garage floor and empty the garage, shed and external storage areas.
☐	☐	Return outdoor furniture, bins and supplied items to their original locations.
☐	☐	Remove pet waste, hair and avoidable odours, and report any pet-related damage.
☐	☐	Check gates, doors and accessible outdoor fittings are secure; report faults rather than attempting unsafe repairs.

7. Property-specific items

These items apply only where relevant to the property and tenancy. Mark N/A when they do not apply.

DONE	N/A	TASK
☐	☐	Carpets: if they were professionally cleaned at the start of the tenancy, arrange professional carpet cleaning and keep the receipt. Do not use a hired DIY steam cleaner.
☐	☐	Approved pets: follow any lawful written requirements that apply to the tenancy; remove pet hair, waste and avoidable odour, and report damage.
☐	☐	Heat pumps or air conditioners: clean only safely accessible filters where this forms part of ordinary tenant care and the instructions permit it.

DONE	N/A	TASK
☐	☐	Fireplace: clean cold ash from the accessible firebox and hearth if used; do not arrange flue cleaning unless directed by the owner or agent.
☐	☐	Pools, spas, tank water or other special features: complete only the routine tasks identified in the tenancy agreement or written instructions.

8. Final checks before returning the keys

DONE	N/A	TASK
☐	☐	Check every room, cupboard, wardrobe, drawer, garage, shed and outdoor area for belongings.
☐	☐	Confirm all rubbish has been removed and bins have been left as instructed.
☐	☐	Confirm supplied appliances and fixtures are clean; report known faults rather than stating that ordinary wear or failure is tenant-caused.
☐	☐	Remove personal locks and unauthorised fixtures or items, and address any agreed reinstatement work.
☐	☐	Report known damage, faults, leaks, persistent mould or maintenance concerns in writing before vacating.
☐	☐	Collect every key, remote, garage control, access card and other access device for return.
☐	☐	Close and secure doors and windows as appropriate after the final clean.
☐	☐	Take final meter readings and photographs where required, including an individual water-meter reading if applicable.
☐	☐	Keep receipts for professional carpet cleaning or other agreed professional services.
☐	☐	Take clear, dated outgoing photographs after the property is empty and clean.
☐	☐	Complete a final walk-through using the ingoing condition report and this checklist.
☐	☐	Return the keys and access devices by the agreed deadline and keep evidence of when and where they were returned.

Notes and items reported

Click or tap to record any maintenance, damage or cleaning matters reported to Derwent Real Estate.

Official guidance and important note

This tenant checklist is practical guidance for Tasmanian residential tenancies. It does not alter the tenancy agreement, the Residential Tenancy Act 1997, or the ingoing condition report, and it does not guarantee a particular bond outcome. Where documents differ, current law and the tenancy records apply. Information checked 2 September 2026.

Tasmanian CBOS: [Moving out advice for tenants](#) | [Evidence to support a rental bond claim](#)

Questions? Contact Derwent Real Estate on (03) 6261 4222 or reception@derwentrealestate.com.au before returning the keys.