



# Bond Cleaning Checklist

## What Real Estate Agents in Perth Look For

Use this bond cleaning checklist to ensure your rental meets agent inspection standards. Tick each item and keep invoices & timestamped photos as evidence. Schedule professional services for ovens, carpets or mould where needed.

How to use: Tick each box after completing the task. Keep receipts and before/after photos for inspection.

### **Kitchen**

- Degrease oven interior, racks & trays.
- Clean rangehood, outlets & replace filters if clogged.
- Wipe cooktop, splashback & benchtops; polish surfaces.
- Empty & wipe microwave, fridge, dishwasher & cupboards.
- Scrub sink, taps & disposal; remove limescale and polish.
- Sweep/vacuum and mop floor; wipe skirtings and nearby walls.

### **Bathroom & Laundry**

#### **Bathrooms (high-priority):**

- Shower, screens & door
- Remove soap scum and hard-water stains
- Replace or de-mould curtains/liners if stained.
- Scrub tiles, treat mould and re-whiten grout if needed.
- Toilet: deep-clean bowl (including under the rim), seat and surrounding floor; sanitise.
- Bathtub: remove stains and polish enamel.
- Basins, taps & mirrors: remove water spots; polish until streak-free.
- Wipe exhaust fan covers, vents and light fittings
- Treat silicone seals for mould.

#### **Laundry:**

- Clean washing machine filter and drum
- Wipe dryer vents and ensure external vent flap opens.
- Scrub laundry sink, taps and drains; check for leaks.
- Vacuum/mop floors; wipe baseboards and window dressings.
- If laundry opens outside, clear nearby guttering and remove debris.

## Living Areas

- Vacuum carpets and rugs; spot-treat stains.
- Spot-clean upholstery and deodorise if needed.
- Dust and wipe skirtings, shelves and light fittings.
- Clean interior glass, door panels and frames.
- Clean window tracks and dust/clean blinds or curtains.

## Bedrooms

- Empty & wipe wardrobes, drawers and shelves.
- Vacuum mattresses and spot-treat stains; show vacuum lines.
- Vacuum floors; launder or replace bedding if needed.
- Fill small nail holes and touch up paint where sensible; check/replace light bulbs.

## Interior & Fixtures

- Spot-clean walls, patch small holes and touch-up paint if needed.
- Remove cobwebs; dust and wipe ceiling fans and light fittings.
- Clean aircon vents and change/clean filters where accessible.
- Wipe skirtings, door frames and architraves.

## Exterior & Outdoor

- Sweep patios/decks; pressure-wash stains if required.
- Clean outdoor windows and sliding doors.
- Remove debris from drains.
- Sweep garage/carport; treat oil stains where possible.

## Pro Tips to Pass Bond Cleaning Inspection

- Use the entry condition report as your checklist.
- Book pros 1-2 days hrs before inspection.
- Steam-clean carpets/upholstery if stained; keep the invoice.
- Take timestamped before/after photos of high-risk spots.
- Keep all invoices and the completed checklist to show the agent.
- Vacuum last to show clean lines on carpets and mattresses.
- Repair small damages (nail holes, scuffs) or notify the agent.
- Deep-clean ovens and re-whiten grout; treat moulded seals.
- Clean window tracks, skirtings and door handles.
- If not6ed any issue, request a re-clean from your cleaner in writing immediately.

## Agent Red Flags: What Inspectors Note & How to fix it

Agent red flag	How to fix it
Burnt-on grease or food residues in oven/trays	Soak racks; heavy-duty degreaser or professional oven clean.
Oily residue in rangehood filters/around hood	Degrease hood & vents; replace clogged filters.
Sticky residue or burnt spots on cooktop/benchtops	Use degreaser, scrub burnt marks, then polish.
Crumbs or spills inside appliances/cupboards	Empty, vacuum and wipe interiors; run dishwasher empty.
Limescale deposits on taps or sinks	Apply descaler, scrub and polish fixtures.
Soap scum or hard-water stains on shower glass	Use descaler, scrub and squeegee dry.
Dark or mouldy grout lines	Use grout cleaner/steam-clean; re-whiten grout as needed.
Stubborn carpet stains or odours	Steam-clean carpets professionally and keep invoice.
Caked-in dirt in window tracks	Scrape, vacuum, then wipe tracks with mild detergent.
Oil stains or rubbish in garage/driveway	Sweep, degrease oil; remove rubbish; consider pro cleaning.
No cleaning invoices or before/after photos	Keep and present invoices and timestamped photos; hand agent the completed checklist.

Need a guaranteed inspection-ready clean?

**AA Bond Cleaning** offers a **100% Bond-Back Guarantee**, police-checked teams and up to \$10M public liability.

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