



AA BOND CLEANING SERVICES
BRINGING CLEANLINESS TO LIFE

Bond Saver Pre-Inspection Checklist Perth

Use this room-by-room checklist to help get your bond back in Perth.

Printable | Tick each box as you complete it | Take time-stamped photos after finishing each room.

Property & Tenant Details

Property address: _____ Vacate date: __/__/____

Tenant name: _____ Contact: _____

Agent/property manager: _____ Inspector name (if any): _____

How to Use This Checklist

- ☐ Request a pre-inspection 7–10 days before vacating so you have time to fix any issues the agent flags.
- ☐ Do the “Quick Wins” first (top).
- ☐ Work room-by-room and take before and after photos (time-stamped).
- ☐ Keep receipts for any professional cleaning, repairs or pest treatments.
- ☐ If you plan to book a bond clean, keep the booking confirmation and invoice.
- ☐ Save a scanned copy of your entry condition report and compare it with your exit photos.

Quick Wins (Do these now)

- ☐ Book oven & rangehood clean if greasy or significantly stained.
- ☐ Arrange professional carpet steam-cleaning if there are stains or odours.
- ☐ Return all keys, remotes and pool/gate fobs; photograph handover and get signed confirmation.
- ☐ Take time-stamped full-property photos after cleaning (one wide shot per room).
- ☐ Request a pre-inspection from the property manager (ask what they’ll check).
- ☐ Clear any outstanding rent/utility balances; request a final ledger.

Kitchen

- ☐ Oven fully cleaned (racks, trays, glass). Photo after clean.
- ☐ Cooktop and drip pans de-greased and shining.
- ☐ Rangehood filter cleaned or replaced if greasy.
- ☐ Benchtops free of stains; backsplash wiped.
- ☐ Inside & outside of cupboards wiped; no food left.
- ☐ Sink & drain cleared, taps working with no leaks.
- ☐ Dishwasher cleaned (filter and door seals).
- ☐ Floors vacuumed & mopped; no food debris.

Living Areas & Bedrooms

- ☐ Walls free of large marks; small nail holes filled and touched up.
- ☐ Light fittings and switches working; replace blown bulbs.
- ☐ Blinds/drapes dusted or washed; curtain rails secure.
- ☐ Windows cleaned (inside) and sills wiped. Photo of window after clean.
- ☐ Carpets vacuumed; stains treated; consider steam clean.
- ☐ Built-in robes emptied, shelves wiped and dust-free.
- ☐ Doors & skirting boards wiped; no sticky residue.

Bathrooms & Laundry

- ☐ Showers, baths & basins descaled and mould-free.
- ☐ Grout & tiles scrubbed; any cracked grout reported to agent.
- ☐ Mirrors and taps shined; no soap scum.
- ☐ Exhaust fans cleaned and working.
- ☐ Toilet cleaned thoroughly (bowl, base, cistern).
- ☐ Laundry tub cleared of hair/lint; washing machine filter checked.
- ☐ Floors mopped and dry to prevent mould.
- ☐ Mould action: photograph, clean with approved cleaner and document any persistent leaks reported to the agent.

External Areas, Garden & Gutter

- ☐ Lawn mowed, weeds removed, garden beds tidy.
- ☐ Paving and outdoor areas swept & free of rubbish.
- ☐ Gutters cleared of debris (if accessible); photograph before/after.
- ☐ Balcony/porch swept and cobweb-free.
- ☐ Shed cleared of personal items; tidy and locked.
- ☐ Pressure-wash stains on paths or driveway if needed.

Rubbish & Leftover Items

- ☐ No bulky rubbish or personal items left behind (check garage & shed).
- ☐ Recycle and dispose of chemicals/paints as required; don't leave hazardous waste.
- ☐ Small items (light globes, batteries) replaced if missing.

Appliances & Fixtures

- ☐ All appliances present and functioning (oven, cooktop, fridge if included).
- ☐ Replace or report any broken remotes, switches or fittings.
- ☐ Secure loose handles, cupboard hinges and drawer runners.

Pests, Pets & Odours

- ☐ Address pet stains and odours with professional cleaning if needed.
- ☐ Evidence of pest treatment (invoice) if any infestations treated.
- ☐ Remove pet bedding and thoroughly vacuum mattresses/furniture.
- ☐ Smoke & strong odour: consider professional deodorising and keep the receipt.

Paperwork & Evidence

- ☐ Original condition report located; keep a scanned copy & compare to exit photos.
- ☐ Time-stamped after photos for every room stored safely (note file names).
- ☐ Receipts for trades, cleaners, carpet steamers, pest control (attach to checklist).
- ☐ Written confirmation of keys returned (take photo with date); get agent to sign or email confirmation.
- ☐ Copies of communication with agent/property manager (emails/texts).

If a Claim is Made: Quick Steps

1. Ask the agent for a full itemised claim and quotes/invoices they plan to rely on.
2. Compare with your photos, receipts and move-in condition report.
3. If you disagree, lodge a dispute via [Bonds Online](#) and upload your evidence.
4. If needed, apply to the Magistrates Court / WA tribunal; keep copies of all correspondence.

Need help? Book AA Bond Cleaning – 100% Bond Back Guaranteed!

We provide landlord-standard [bond cleaning](#), [vacate cleaning](#), [carpet steam](#), oven cleaning and [gutter services](#) across Perth. Our service includes a re-clean if required (within specific time period).

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