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Preparing Your Home For Real Estate Photography

Professional photography is the best way to catch the attention of potential buyers! Use this checklist to ensure the shoot goes smoothly and presents your property in the best way possible. If you have any questions feel free to reach out to your agent or directly to me.

Exterior

- Remove cars from driveway and park in the garage or down the street
- Remove covers on BBQ, Pool, patio furniture
- Clean and straighten cushions
- Clear patio, deck and driveway. Sweep pine needles and pull excess weeds
- Hide garbage cans in garage or on the side of house
- Remove toys, basketball hoops, sports balls, etc.

Interior - All Rooms

- Replace broken light bulbs
- Hide large cords, phone chargers, and remote controls
- Add flower or fruit arrangements where appropriate
- Vacuum and wipe down hard wood floors
- Remove/Hide portable heaters or fans
- Ensure all lamps work and have light bulbs
- Tidy up laundry room. Hide cleaning supplies, clothes, and laundry basket

Kitchen

- Clear counter-tops completely (less is more)
- Remove the majority of small appliances (such as toasters, coffee makers, etc.)
- Hide garbage cans in pantry or closet
- Remove dishes and food from counters and sinks. No dish racks.
- Declutter refrigerator of excess magnets, papers, pictures.

Bedrooms

- Make beds and straighten pillows
- Declutter nightstands, dressers, and desks
- Remove toys, laundry, shoes, and clutter on floor
- Tidy up the master closets, they may be photographed

Bathrooms

- Clear counter-tops. Remove lotion bottles, toothbrushes, medications, personal supplies, etc.
- Close toilet seats
- Declutter shower and tub. Remove soap bars, shampoo bottles, etc.
- Remove dirty/used towels and replace with new
- Remove shower and floor mats
- Remove waste and laundry baskets

Pets

- Remove all signs that you have pets
- Contain pets in backyard or hidden crate. DO NOT let them roam around during the shoot, they often run into shots.
- Remove/Hide water and food bowls
- Use lint roller or vacuum to clean excess pet hair
- Hide toys in closets

Living Room

- Remove papers, magazines, mail, large books, etc.
- Declutter around and on top of fireplace
- Fix cushions and pillows
- Remove any toys or excess clutter
- Open curtains and ensure windows are clean

I DO NOT:

- Move or rearrange furniture
- Move/touch personal bathroom supplies (towels, soap, toothbrushes, etc.)
- Remove vehicles, damaged walls or pictures in post processing
- Perform general cleaning, staging, or landscaping

