

Fall Pre-Photo Checklist



Goal: Make your home look bigger, brighter, and more expensive in photos.
- Because buyers decide in 5 seconds... and your junk will be in 4 of them.

Timeline: Start 48 hours before photos. Do the “Day Before” sweep the night prior.

Curb Appeal (Don't Let the Outside Ruin the Inside)

- Mow + edge + blow off driveway/sidewalks
Yes, even if leaves will fall again. Welcome to fall.
- Rake leaves (yard, beds, porch, steps)
- Clear gutters/downspouts (at least what you can see from the street)
- Trim shrubs away from windows/walkways
Let the house have eyes.
- Power wash front walk/porch if it's green or grimy
- Hide: trash bins, hoses, toys, tools
If it rolls, glows, or belongs in a garage—put it away.
- Front door: wipe down + touch up peeling paint if needed
- Simple fall touch only: 1 wreath + 1-2 mums
Not a pumpkin patch. Not Hobby Lobby's final boss.

Entry + Main Living Areas (Where Buyers Judge You Quietly)

- Clear floors (shoes, backpacks, pet beds, kid stuff)
If you can trip on it, it's gotta go.
- Clear surfaces (coffee table, end tables, mantle)
We're staging a home, not a storage unit.
- Remove personal photos/name items
Buyers don't need to see your cousin's wedding to buy your house.
- Straighten rugs; remove tiny rugs that chop up space
- Fluff pillows; fold throws (keep it minimal)
- Hide cords/chargers/power strips
Nothing says “luxury” like a spaghetti bowl of cables.
- Open blinds/curtains fully

Kitchen

(The Room That Sells the House While You Sleep)

- Clear counters (leave 1–3 items max)
Coffee maker? Fine. Air fryer, toaster, blender, 19 spice jars? No.
- Put away dish rack, sponge, soap bottles (or minimize)
- Remove fridge magnets/papers/photos
Your kid's A+ is impressive. It's not helping the sale.
- Clean sink + faucet until shiny
- Wipe appliances streak-free
- Empty trash + replace liner
- Quick win: wipe cabinet fronts + handles
Greasy cabinets photograph like a crime scene.

Bathrooms -(Hotel Vibes Only)

- Put away all toiletries (counter + shower)
Yes, even the fancy shampoo you want people to notice.
- Remove shower caddies/razors/bottles
- Fresh neutral towels
- Close toilet lids
Every time. No exceptions.
- Clean mirrors + chrome
- Replace worn bath mat/shower curtain if needed

Bedrooms + Closets -(Calm, Not Chaos)

- Make beds tight (smooth comforter, minimal pillows)
Wrinkled bedding = “we gave up.”
- Clear nightstands (lamp + 1 small item)
- Remove laundry baskets/clutter
Laundry is a private matter.
- Closet quick-edit: clear floors + reduce visible “stuff”
We don't shoot closets but, buyers open closets. They always open closets.

Floors + Walls -(The Silent Deal-Makers)

- Vacuum with lines; mop hard floors
- Spot-clean baseboards/door frames (entry, halls, main rooms)
- Patch nail holes; touch up scuffs
If the wall looks like it lost a bar fight, fix it.

Lighting -(Fall's Secret Weapon)

- Replace burned-out bulbs
 - Match bulbs where possible (consistent color looks better in photos)
 - Turn on all lights for photos + showings
 - Add a lamp to dark corners if needed
- We're selling "bright and welcoming," not "murder basement energy."

Pets

(We Love Them. Buyers Don't Want Evidence.)

- Put away bowls, litter boxes, leashes, toys for photos
 - Vacuum pet hair from furniture/rugs
 - Plan where pets go during photos + showings
- Because "he's friendly!" is not a staging strategy.

Day Before Photos: The "Don't Blow It" Sweep (15 Minutes)

- Counters cleared + wiped (kitchen + baths)
 - Trash emptied (all rooms)
 - Mirrors/glass cleaned
 - Cords/chargers hidden
 - Cars moved out of driveway/front curb if possible
 - Doorway test: stand in each doorway—remove whatever your eye hits first
- That's what the camera will see. And the internet will judge forever.

