

Pre-Photoshoot Preparation Guide

At Novion Media, we're committed to delivering top-quality visuals that make your property shine. To help us achieve that, it's crucial that the property is staged and prepped in advance. While we understand that not every item on this checklist will be applicable to every property, taking care of as many of these points as possible will make a significant difference in the end result. We want to ensure a smooth and efficient shoot that will make your property look its best.

Exterior

1. **Car-Free Zone:** Clear all cars from the driveway and the street in front of the house. Park them in the garage or further down the road.
2. **Clean Sweep:** Move garbage cans, hoses, and gardening equipment out of sight.
3. **Lawn Care:** Mow the lawn, trim the bushes, and remove any obvious weeds or debris.
4. **Child's Play:** Remove toys, bikes, and sports equipment from the yard.
5. **Pool & Spa:** Uncover and clean pools and spas. We'll handle the lighting.
6. **Outdoor Furniture:** Arrange patio furniture neatly, and if you have an umbrella, have it open.
7. **Grill & Outdoor Kitchen:** Remove the grill cover and tidy the area.
8. **Walkways:** Sweep or power wash walkways, driveways, and decks.

Interior Basics

1. **Light it Up:** Turn on all the lights and replace any burnt-out bulbs.
2. **Ceiling Fans:** Lights on, fans off.
3. **Window Treatment:** Open all curtains and adjust blinds to allow natural light in.
4. **Screen Time:** Turn off TVs and computer monitors.
5. **Glass Cleanliness:** Ensure all glass surfaces are free from fingerprints and streaks.

Kitchen & Dining Area

1. **Table Setting:** Consider a classic table setup with plates, glasses, and perhaps a centerpiece like a bowl of fruit.
2. **Clear Countertops:** Remove most small appliances, leaving perhaps one stylish item like a coffee maker.
3. **Fridge Front:** Remove magnets, notes, and pictures from the refrigerator.
4. **Floors & Towels:** Remove rugs and any hanging towels.

Living Rooms

1. **Floor Care:** Vacuum or mop floors as appropriate.
2. **Tidy Up:** Straighten cushions, remove unnecessary items from tables.
3. **Tech Clutter:** Hide remotes and visible cables.

Bedrooms

1. **Bedding:** Beds should be neatly made, and if you have decorative pillows, use them.
2. **Minimalism:** Clear nightstands and dressers of personal items.
3. **Tech-Free Zone:** Remove visible gadgets, chargers, and cables.

Bathrooms

1. **Towel Arrangement:** Fold and hang towels neatly.
2. **Hide Unsightly Items:** Move trash cans, toilet brushes, and personal products out of sight.
3. **Shower Space:** Clear the shower of personal items and close the shower curtain or door.

By following these guidelines, you're not just helping us; you're also helping your property to look its best, increasing its appeal to potential buyers. Thank you for your cooperation!



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