

Home Preparation Guidelines

Please use this checklist as a guide in preparing your home for a photoshoot!

Be prepared to leave home for a few hours



General

- Thoroughly clean entire home. (vacuum, mop, counters etc...)
- Open all drapes and blinds. (Let in as much light as possible)
- Potentially move any furniture that obstructs windows.
- Remove rugs/runners from floors, especially from tile or wood floors.
- Try to conceal all cords. (Ex: Cords from wall mount tv's hanging)
- Clear clutter from everywhere - shoes, TOYS, umbrellas, everyday items you may use.
- Depersonalize and remove family photos/ artistic nudes etc.
- Turn all ceiling fans **OFF**. They will create a motion blur in your photo.
- Turn all lights **ON**. This will help create the light and spacious impression we are wanting to show off.
- All Televisions and computer monitors should be turned **OFF**
- **Replace any burnt out light bulbs.** Check this carefully – and ensure all lights in one space are the same color temperature, ie are they matching warm bulbs or cool temp blue light.
- All jackets/shoes should be in closets (jackets, sweaters, shoes in doorways can indicate to a buyer that the home lacks storage space)
- **Fireplace?** Move furniture potentially obstructing view. Clean fireplace and mantle. Remove personal photos from mantle.

Exterior

- Move vehicles from drive and away from the front of home.
- Place trash receptacles inside the garage or out of sight.
- Clean windows.
- Mow and landscape gardens as needed. Coil hoses, remove any rubbish, animal droppings etc.
- Prepare your outdoor seating area to look like an inviting space to relax.
- Sweep Porch/Deck
- Clean cobwebs, leaves, and debris from entryways.
- **Pool?** Remove vacuum hoses from pool. Hide pool supplies (sweeps, tablets etc...)

Kitchen

- Clear all kitchen tops, **including** knife blocks, mail and any cleaning supplies. (Makes Kitchen space look bigger)
- Remove small appliances including toaster, blenders, etc if possible.
- Front of fridge should be clear of magnets, paper, and pictures.
- Hide your garbage can.
- Remove dishes from sink
- Clean appliances from fingerprints and dust.

Dining

- Stage decorative place settings if available.
- Place all chairs up to table and evenly spaced.
- Clean table to be free of dust /fingerprints and potentially feature a center piece if available.
- Remove highchairs and booster seats

Bedrooms

- Make all beds nicely with smooth bedspread and fluffed up pillows. **Do not hide** items under beds if they will still be visible in photos! Instead place them in closets.
- Clear nightstands and dressers. Remove/hide charging stations/cords, magazines, tissue boxes, clutter (think of a freshly cleaned hotel room)

Bathrooms

- Toilet lids should be down.
- Clear the vanity/shelving/shower of all personal care items (toothbrushes, medications, hair products)
- Hide your cleaning brushes and trash cans.
- Full roll of toilet paper.
- Towels on rail should be neat / fluffed. (think of a freshly cleaned hotel room)

Pets

- Remove **ALL evidence of pets** including water/food bowls, toys, blankets and beds – from everywhere. If you have any pets that must remain on the premises, please have them in a controlled space/carrier out of the way of areas to be photographed.
- Litter boxes should be hidden as well. Some items could be placed in closets temporarily during photo shoot.

*The garage may be your ideal place to stack your surplus stuff out of the way for the photo shoot and following open homes/buyer inspections. We don't need to take photos of your storage space. The external pictures of the garage show enough information.

We aim to produce photographs that really show off the very best features and spaces in your home, thank you for taking the time to have it ready for the session.