

Home Prep Checklist

Everyone wants their property to look its best. Here are some suggestions for getting your property ready to look its best and make the photo shoot go smoothly. Many of these things also apply to making sure your home shows well to potential buyers.

- The photo-shoot will take approximately 2-3 hours.
- I will be photographing both the inside and outside of the home.
- I'll be photographing all of the major rooms.
- If there are special features of the home that are not obvious please let me know about these so I can include them in the shoot.
- Let me know if the home contains valuable works of art or personal photos. I can edit photos to make these items unrecognizable.

General Prep

- ☐ **Be shoot-ready:** Cleaning and staging needs to be done before I arrive, preferably the day before your photo-shoot. I may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before I arrive. Staging accessories need to be in place as well.
- ☐ **Clean Carpets:** Carpets should be cleaned and vacuumed before I arrive, especially if the house is empty. Soiled and uneven carpets show up very strongly in photographs and are very difficult to retouch later.
- ☐ **Secure or remove pets:** I love pets but we can't have them around for your photo-shoot. Dogs must be secured or off the property to ensure the safety of myself and my equipment. MLS rules also prohibit people and pets from being in pictures. Cats should be secured as well, although they usually pose fewer problems than dogs (cats often just hide). It's also a good idea to hide pet food and water bowls as well.
- ☐ **Plan not to be seen:** All occupants should plan on either being off the property or remain in areas where they can't be seen during the photo-shoot. Rooms overlap in the photos and people can cause shadows and reflections. There is also a risk to equipment that will be setup throughout the property.
- ☐ **Use the garage for storage:** I normally don't shoot garages, unless it has special features, so this is a great place to store items you'd like to hide

Outside Prep

- ☐ **Clear the cars:** Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view as possible of your property.
- ☐ **Hide trashcans:** Trashcans can be placed on the side of the property or in the garage.
- ☐ **Hide hoses:** Do this the day before the shoot since hoses can drip water onto the pavement when being moved, leaving puddles in your pictures.
- ☐ **Prep the yard:** Do this at least 24 hours prior to your photo-shoot. Yard should be mowed and cleared of any toys, tools, etc. Sweep driveways, sidewalks, and patios.
- ☐ **Turn off sprinklers:** Do not water the day of the shoot to prevent puddles on pavement.
- ☐ **Pick up poop:** If you have a dog, make sure that all of their droppings are cleared from the yard.
- ☐ **Prep pool and spa:** If you have a pool and/or spa, please have them clean with covers removed. For spas, provide instructions to the Realtor on how to turn it on.
- ☐ **Prep water features:** If you have fountains, waterfalls, etc., please clean them and provide instructions to the Realtor on how to turn them on.

- ☐ **Remove for-sale sign:** The for-sale sign should be removed from the property (if possible) by the Realtor if it has already been installed. Visible signs violate MLS photo rules and they can't always be edited out. It's best to schedule sign installation for after the photo-shoot.
- ☐ **Clean patio furniture:** Dust and remove cobwebs from all outdoor furniture. Do not hose down your furniture the day of your shoot, since this can create puddles.

Inside Prep

- ☐ **De-clutter kitchen:** A few items on the counters are usually fine, but dishes, sponges, rags, etc. should be put away. It's best to remove all magnets, pictures, etc. from the refrigerator and remove throw rugs from the floor.
- ☐ **De-clutter bathrooms:** Toothpaste, toothbrushes, razors, and other "personal" items should be hidden. Decorative unused soaps, candles, flowers, etc. are preferred. It's also good to remove all throw rugs from the floor.
- ☐ **Prep bedrooms:** All bedrooms should have their beds made and items put away.
- ☐ **Hide trashcans:** Trashcans can distract so it's best to hide all of them in closets or the garage.
- ☐ **Hide portable fans:** Ceiling fans are selling items but portable fans can give the wrong impression. It's best to hide all portable fans in closets or the garage.
- ☐ **Hide cords and remotes:** Sometimes electrical cords can't be hidden, but you will have more appealing photos if you can hide TV remotes, game consoles, and any noticeable cords.
- ☐ **Clear entryways:** Remove all shoes, umbrellas, and similar items from entryways.
- ☐ **Open blinds with views:** The indoor photos can clearly show outdoor views if they are good. If the views are unappealing they can be de-emphasized.
- ☐ **Turn on lights:** Before I arrive, please make sure all interior lights are turned on. If need be, please replace all burned-out bulbs at least 24 hours before the photo-shoot.
- ☐ **Turn off ceiling fans:** Before I arrive, please make sure all ceiling fans are turned off.

Twilight Prep

If you've scheduled a twilight shoot the following are additional items to prepare before I arrive. Note that twilight shoots have tight schedules to ensure optimal lighting, so please make sure all of these items are ready before I arrive.

- ☐ **Turn on all interior and exterior lights:** All lights throughout the property need to be turned on. Please replace all burned-out bulbs at least 24 hours before the photo-shoot.
- ☐ **Turn on spas and remove covers:** If you have a spa, remove the cover, and turn it on before I arrive. Turn on the lights in the spa as well.
- ☐ **Turn on pool lights:** If you have a pool, turn on the pool lights before I arrive.
- ☐ **Turn on water features:** If you have fountains, waterfalls, or similar water features, please turn them on before I arrive.

Thank you for your time and patience to go through this checklist! If you have any questions, please feel free to contact me.



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