

HOW TO PREPARE A HOUSE FOR REAL ESTATE PHOTOS

GENERAL

Thoroughly clean the whole house (vacuum carpet, mop hard-surface floors, clean counter tops).

Clean windows and all mirrors.

Turn on all interior lighting. Make sure bulbs are same type and replace all burnt out bulbs.

Note: 40 or 60 watt incandescent light bulbs are still the best for real estate photography.

Turn all ceiling fans OFF.

Turn all TVs OFF.

Turn all computer screens OFF.

Open all blinds & window treatments.

Remove personal photographs (or replace with general art if possible).

Make all beds and fluff the pillows. Every wrinkle will show in the photos.

Remove small floor rugs in kitchen, bathroom and by front & back doors to reveal the flooring.

Place all clothing items in closets.

Declutter rooms that may be excessively furnished. Clutter makes rooms look smaller.

EXTERIOR

Close garage doors.

Remove cars from driveway and in front of home.

Clean up landscaping (mow, trim shrubs, clear leaves).

Remove visible water hoses and garden tools.

Remove toys, sports balls, basketball goals, soccer goals, etc.

Clean porch, tidy up outdoor tables, chairs, cushions, etc.

Clean swimming pool, fountains etc.

Hide trash cans.

KITCHEN

Clear counter tops completely. No baking supplies, dish soap, mail, sponges etc.

*CLEAN WINDOWS & ALL SHINY SURFACES including all appliances.

You can leave one or two small appliances e.g. a coffee maker.

Remove magnets, papers, photos, etc. from refrigerator.

Hide garbage/trash cans.

DINING ROOM / TABLE

Clear table, dust and polish the table top.

Use decorative place settings if available.

Feature one center piece such as a bouquet of flowers.

Straighten all chairs and space them evenly.

LIVING / FAMILY ROOM

Remove stacks of magazines, papers, mail, etc.
Declutter fireplace mantel/hearth.
Clean interior of fireplace.
Fluff and arrange furniture pillows.
Remove all children's and pet toys.
Extra large chairs & recliners will make the room appear smaller.

MASTER BEDROOM

Make bed, including decorative pillows/shams if available.
Clear nightstands of all personal items.
Hide phones, remotes and tablet charging cables.
Remove all clutter from top of dressers. Hide jewelry and all personal items
It is suggested to remove family photos from walls.
Clean under bed, removing items that may show in the photos.

CHILD & GUEST BEDROOM

Remove personalized names and photos from walls.
Remove wall stickers & posters if possible.
Clean under bed, removing items that may show in the photos.

BATHROOMS

Clear counter tops completely. No soap, toothbrushes, perfume, medications, deodorant, etc.
PLEASE put toilet seats & lids down.
Close closet doors.
Remove shampoo, soap, loofahs, etc. from showers and tubs.
Remove dirty towels - leave out only new, unused towels or no towels.
Remove all floor mats.

PETS

Hide pet beds, toys, water and food bowls.
Hide pet crates.
Do not allow your pets to wander loose while photos are being taken.
Secure pets in hidden crate or outside.
Use lint roller on furniture to remove pet hair.
Clear back yard of pet waste & toys.

YOU

I appreciate all help and suggestions! I will ask for a simple walk-through before setting up my equipment. This will give you (and/or your listing agent) the opportunity to point out details and features of your home that you want included in your marketing photos. Once I begin, please try to stay out of the way as wide-angle photos can include adjacent rooms where you may inadvertently walk into the frame. I love friendly conversation, but only before or after the shoot as I need 100% focus (pun intended) to get the best shots of your home.