

PHOTOGRAPHY PREP CHECKLIST



My goal is to photograph your home with the highest quality that will wow buyers and attract offers. To ensure your photoshoot goes smoothly and safely, I've put together this preparation checklist of things you should do prior to your scheduled shoot.

Cleaning and staging must be done before I arrive, preferably the day before your photoshoot. I may move small items (flowers, small pictures, etc.) to improve photo compositions, but larger items need to be in place before I arrive, and staging accessories need to be in place as well.

All occupants should plan on remaining in areas where they can't be seen during the photoshoot. Rooms overlap in the photos, people can cause shadows and reflections, and there is a risk to equipment that will be set-up throughout the property.

GENERAL

Turn on all overhead lights and lamps. REPLACE ALL BURNED OUT LIGHT BULBS!!!

Clean your windows! This can make a huge difference in the pictures.

Open all blinds, shades, and curtains.

Wherever possible remove personal photographs, especially larger ones. Some can be left, but try and keep it to a minimum.

Conceal garbage and recycle containers. (Inside and outside)

Remove table coverings.

Remove all signs of pets including food/water bowls, pet beds, chew toys, crates, etc.

Use the garage for storage. I normally don't shoot garages, so this is a great place to store items you would like to hide.

EXTERIOR

Remove cars from the driveway. MLS services will not accept pictures if cars are in the driveway. I would like as clear a view as possible of your property.

Hide trash cans. If possible place them in the garage.

Neatly roll and store hoses and sprinklers. Do this the day before the shoot since hoses can drip water onto the pavement when being moved, leaving puddles in your photos.

Rake leaves and lawns should be well manicured - remove children's toys, tools, etc.

Pick up dog poop.

Remove pool covers, hot tubs covers, and BBQ covers.

Clean patio furniture - do not hose down your furniture the day of your shoot, since this can create puddles.

Sweep/Blow/Shovel off your walkways, patio and driveways.

Remove empty planter or items that cause clutter.

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LIVING ROOM

- Open blinds/window treatments to let in outside light.
- Remove stacks of magazines, papers, mail, etc.
- Turn off ceiling fans and clean.
- Hide electrical cords and remotes.
- Hide portable fans.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Turn off TV

KITCHEN

- Hide trash cans.
- Remove table coverings.
- Open blinds/window treatments.
- Clear the refrigerator of any magnets, pictures, and flyers.
- Clear countertops and sink. Hide soap, rags, and sponges.
- Remove floor mats.

BATHROOMS

- Clear countertops completely - no plastic soap dispensers, toothbrushes, medications, etc.
- Remove dirty towels - leave out only new, unused towels.
- Remove floor mats.
- Put the toilet seat down.
- Hide plungers, toilet brushes, and trash cans.

BEDROOMS

- Make bed, include decorative pillow/shams if available.
- Store away phone/tablet charging cables.
- Remove all clutter from the top of the dressers.
- Clear nightstands of all personal items.
- If you have a desk in the room, clear it off as much as possible.
- Turn off ceiling fan and clean.
- Hide portable fans.



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