

Preparing Your Home

Good preparation ensures that our photographer can focus all of their time and effort on composing the best photographs for your home. This guide is designed to help you through the process of preparing your home for your listing photo shoot.

General Areas

- Clean the entire house and remove clutter (Vacuum, mop, clean all counter tops, and wash windows)
- Keep all lights and lamps on. Be sure to turn on undercabinet lights and other decorative lights.
- Replace all burned out light bulbs.
- Light bulbs should be the same color.
- Keep ceiling fans OFF for the duration of the photo shoot
- Televisions & Computer Screens should be OFF for the duration of the shoot
- Open all blinds and window coverings (Unless undesirable view)
- Shutters should be open to expose the maximum amount of window but should not be drawn up completely
- If your property has views that can be seen from the interior be sure to clean all windows and remove screens if possible.
- Remove as many personal and family photographs as possible
- Remove small rugs to show flooring

Front Exterior

- Close garage doors
- Remove cars from driveways and front curb
- Tidy landscaping and remove clutter (Cut, mow, and rake, hide toys, etc.)
- Remove empty planters
- Remove hoses
- Place trash cans inside garage or shed

Back Exterior

- Clean and sweep patio
- Straighten and clean outdoor furniture
- Remove or replace faded outdoor cushions
- Remove toys
- Clean pool and remove automatic pool cleaners
- Turn on all pool and any water features
- Remove hoses
- Remove trash cans
- Hide pool toys and equipment

Kitchen

- Clear counter tops of non-decorative items (Home phones, baskets, papers, etc.)
- Remove all refrigerator magnets and decorations
- Hide garbage cans in pantry or closet
- Remove soaps and dishes from sink and any dish towels draped over the sink or oven handle
- Remove distracting over-cabinet decorations
- Remove napkins, paper towels, spices, oils.

Dining Room

- Clear, dust, and polish table
- Feature one centerpiece that adds color and contrast to the room
- Straighten and evenly space chairs
- Remove child seats or booster chairs

Living Room

- Remove all non-decorative items (magazines, papers, mail, remote controls, kids toys.)
- Declutter fireplace mantle
- Fluff and straighten furniture pillows
- Remove toys and electronics
- Hide all wires

Master Bedroom

- Make bed, straighten bed skirts and fluff pillows
- Iron or press linens
- Remove all personal non-decorative items from night stands
- Remove electronics and wires
- Remove clutter from dressers and other surfaces
- Remove family photos
- Clean under bed

Spare Rooms

- Remove names and family photos from walls
- Remove posters, logos, and stickers
- Remove any trash cans and laundry bins
- Clean under the bed
- Make Beds
- Remove or organize toys

Bathrooms

- Clean bathroom (clean mirror, counters, straighten towels)
- Remove all personal items
- Remove all non-decorative items (soap, toothbrushes, medications, etc.)
- Close closet doors
- Remove shampoo, soap, wash cloths etc from bathtubs and showers
- Remove and hide toilet paper roll
- Remove used towels
- Remove rugs and floor mats

Pets

- Hide pet bowls in garage or closet
- Hide pet toys and beds in closet
- Keep pets in a hidden crate or outside
- Clean pet waste and toys out of backyard