



Home Preparation Check List for Real Estate Photography

REMOVE ALL CLUTTER!

Consider the buyer wanting to see this as “their” home, not one “lived-in” by others. Remove the following items from view:

- Stacks of mail / newspapers / magazines / misc piles of stuff.
- Kids toys and everything you pick-up daily with Kids...they leave a constant trail of clutter!
- Pet toys, food dishes and other related pet items.
- Family photos and personal effects / doodads.
- Electronics / power cords / phone or laptop chargers and cables.
- Light switch plates and power outlets intact, straight and free of un-necessary cords.
- Tissue boxes / dispensers.
- Extraneous furniture. “Less is More”.
- Childproof latches on cupboards and doors.
- Trash cans.
- Put away clothing / laundry.
- TV remotes put in drawers or out of view.

Kitchens

- Dishes put away / Clear kitchen sink.
- Counters clear / put away items like electric can openers, mixers/blenders, spices, salt/pepper shakers etc.
- Food / Snacks put away in pantry.
- Remove paper towel dispensers unless permanently attached.
- Remove magnets, kids drawings and any other items from the refrigerator door or sides.
- Remove Area Rugs / Floor Mats (may think you are covering blemishes).

Bathrooms

- Clear everything from counters and bath/shower. No personal items, make-up, shampoo, soap, toothbrush dispensers, hair dryers, towels (unless accent towels), hairbrushes, combs, etc.
- Put the toilet seat down.
- Remove area rugs and floor mats.
- Dirty laundry bins/baskets.

Bedrooms – Think Hotel Room

- Put away all clothing and personal items.
- Make beds and put away excess blankets and pillows unless they are accent pillows.
- Clear nightstands, no tissue boxes, books, reading glasses, clock radios and misc. items.
- For safety, remove items with children's names. MLS listings show the address of your home and your children's names should not be associated with the address online.

Don't hide things under the bed. They will show up in the photographs. Put things away in a closet, drawers or a room that will not be photographed.

Do these things!

- Check and replace any needed light bulbs including above stove or cabinet lighting / accent lighting.
- Open curtains and blinds unless the view is one that should be hidden.
- Make sure pets are contained in an area of the house that will not be photographed.
- Turn on all lights including accent lighting, above stove etc.
- Stop ceiling fans.
- Move cars, boats, RV's, from in front of house or in driveways.
- Remove outside hoses and trash cans from view.
- Clean windows and blinds.
- Cut the grass and spruce up landscaping.
- Put away BBQ grills and any extraneous items like kids bikes/toys, garden tools.
- Clear patios and decks of debris.
- Prepare pools and spas as if ready to be used.

Do general cleaning. Remember, rooms are first seen from doorways entering the rooms. Arrange furniture to be visually complimentary and inviting from those angles. Create the feeling of large living spaces by removing any pieces of furniture you can.