

PRE-PHOTOGRAPHY CHECKLIST



This checklist is an excellent way to ensure the property is ready for photographs. A comprehensive list that will help the shoot run smoothly and quickly.

GENERAL

Complete all cleaning and staging before your photo shoot. I may move small items (flowers, small pictures, etc.) to improve composition; larger items need to be in place.

LIGHTS, LAMPS, FANS

- Turn ON All Lights / Lamps
- Replace Any Burnt Out Bulbs
- **Turn Fans OFF**

WINDOWS & MIRRORS

- Free of Streaks, and Nose Prints

FLOORS

- Move Trash Cans Out Of Sight
- Rugs (small area rugs)
- Floor Mats
- Door Mats

Less is more, so removing some items can maximize the space creating a more open look and feel. Please remove the following items before the photo shoot:

- Family Pictures
- Personalized Items, Wall Hangings, etc
- Memorabilia
- Animal Food Bowls
- Animal Bedding
- Animal Toys

CLEAR

- Magazine & Additional Clutter *
- Books
- TV Remotes
- Video Game Equipment
- DVDs
- Any Visible Electrical Cords
- Pedestal Fans

*Coffee table books and homewares can be tastefully displayed on the tables.



PICTURE THIS PROPERTY

KITCHEN

REMOVE

- Dishes, put away
Remove dishes from the sink, place in dishwasher
- Clear clutter from counter tops
A few items are usually ok but put away, sponges, rags etc
- Small appliances are ok (coffee maker)
- Clear the outside of the refrigerator of magnets, papers, photos, etc
- Hide garbage cans in pantry or closet
- Remove throw rugs from the floor

APPLIANCES

- Clean all appliances
- Free of streaks
- Replace range hood light (if blown)
- Turn on range hood light for extra ambiance
- Remove clutter from refrigerator

LIVING AREAS

CLEAR

- Clear the clutter.
Remotes
Video game equipment
- DVDs
- Visible electric cords
- Remove fans other than ceiling fans
- Remove paper clutter, magazines, mail, etc
- Make the mantel and fireplace hearth look presentable, remove access clutter and chachies
- Make pillows pretty, organized and fluffed
Keep to a minimum
- Remove toys from the room
- Inside of fireplace, check it. Does it need cleaning?

DINING AREAS

CLEAR

- Table should be clean from dust, clutter. Cleaning with furniture polish to give it a beautiful sheen adds a lot to photos
- Set the table. Use a place setting that helps tell the story of the room.
- Decorating the table with ONE centerpiece adds an elegant touch and warmth to the photos
- All the chairs at the table should be straight and spaced evenly
- Remove children's chairs, like booster seat (place in a closet or pantry)

BEDROOMS

GENERAL

- Beds: made, decorate if possible with pillows and shams
- Bed linens , presentable, bed skirts straight, bedsheets tucked in
Nightstands : NO personal items (phones, tablets, charging cables, photos, etc)
- Remove clutter from dresser tops
- Furniture dusted and clean
- Wall hangings should be freshened up and family photos removed
- Make sure if beds do not have bed skirts, items under the beds are cleaned or removed
- In children's rooms, removed personalized names from walls
- Remove wall stickers and posters
- Put diaper pails in the closet, or remove from rooms



BATHROOMS

GENERAL

- Glass doors, free of streaks
- Toilet seat lid down
- Close closet doors
- Display fresh, clean, neutral color towels

REMOVE

- Floor / bath mats, Tissue boxes, Trash bins, Used soap and soap dishes
- Products from counters, showers, tubs
- Remove dirty towels

PETS

GENERAL

Pets are great, but their presence should be minimal

- Food and water dishes should be put away (in a closet/pantry)
- Remove pet beds and toys from rooms
- Ensure the furniture is free from animal hair
- Pets can remain at the property BUT should be placed in crates (not visible in photos) or placed outside
- Clear the yard of animal waste

EXTERIOR

SWIMMING POOL - REMOVE

- Pool Cover (if possible)
- Bugs, and any critters that crawl/ walk
- Cleaning Equipment
- Toys
- Debris

SWIMMING POOL - GENERAL

- Check pool water - green water does not present well
- Spas should be turned on to show the functionality, adding excitement and interest to photos.
- Water features need to be clean and turned on for the wow factor

ENTRY

- Remove shoes, bags, floor mats, umbrellas, any other clutter
- Remove any cobwebs to allow the home to look presentable
- Visually check the flower planters and remove any empty planters



PICTURE THIS PROPERTY

OUTSIDE AREAS

REMOVE

- Real Estate Sign
- Noticeable large weeds
- Fallen tree limbs / tree waste
- Cars from driveway (allowing for clean image of the front of the house)
- Travel trailers and RVs
- Garden hoses & tools
- Toys, bicycles, skateboards, etc.
- Pet waste, toys, beds
- Trash bins
- Clothes from clotheslines

GENERAL

- CLOSE garage doors
- Landscaping should be freshened up or cleaned up. Mow the lawn a few days before my arrival, remove any clippings.
- Refrain from using sprinklers the day of the shoot, from avoiding puddles on the pavement or sidewalks.
- Clean patio furniture removing dust and cobwebs from all outdoor furniture. Do not hose down your furniture the day of your shoot; this can create puddles.
- Outdoor patio cushions and pillows should be fresh and not faded

ADDITIONAL TIPS

- Open ALL blinds that have an appealing outside view; this view will be visible from the inside
- Plan not to be seen: All occupants should plan on not being at the property or remain in areas where they will not appear in photographs during the photo shoot. Rooms overlap in photos; people can create shadows and reflections. There is also a risk to equipment that will be set up throughout the property.
- Use the garage for storage: Unless requested by the real estate agent, the garage is an area that is usually not photographed. The garage is a great place to store items you'd like to hide.