



Real Estate Pre-Shoot Preparation Guide

What to Expect During Your Real Estate Photoshoot

Your home should be photo-ready when we arrive, as we aim to produce the highest quality presentation for each listing. To ensure efficiency, we will focus entirely on capturing a curated collection of images that showcase your home for sale. If there are specific features you'd like us to highlight, please let us know before the beginning of the shoot.

We look forward to photographing your home! Feel free to reach out if you have any questions or concerns.

Print off and use this checklist to ensure that your home is photo-ready.

General - Entire House

- ☐ Remove as much clutter as possible; store excess items in the garage.
- ☐ Replace any burned-out light bulbs and ensure color temperatures match in multi-bulb fixtures.
- ☐ Clean all windows, both inside and outside.
- ☐ Remove or conceal personal items like family photos, paperwork, and bills.
- ☐ Tidy and hide all power cords and cables.
- ☐ Vacuum carpets and rugs; sweep hard surfaces.
- ☐ Minimize items on tables and surfaces in every room.
- ☐ Clean ceiling fans.
- ☐ Store away any seasonal decorations.

Kitchen

- ☐ Put away all dishes, cutlery, and food items.
- ☐ Remove large or bulky countertop appliances.
- ☐ Clean the backsplash and range hood, particularly if they're stainless steel.
- ☐ Clear the sink and hide any detergents, dish cloths, and drying racks.
- ☐ Take down any pictures or magnets from the refrigerator.
- ☐ Remove pet bowls.

Family/Living Room

- ☐ Store all remotes out of sight.
- ☐ Tidy up or remove all toys, fans, and game consoles.
- ☐ Straighten all cushions and pillows on couches
- ☐ Arrange DVDs, games, and books neatly on shelves.
- ☐ Eliminate stacks of magazines, paper, and mail.

Dining Room

- ☐ Straighten the dining chairs at the table.
- ☐ Add a centerpiece or a small vase of flowers (keep it minimal).
- ☐ Place settings are optional.

Bath Rooms

- ☐ Clean the tub and shower area, removing all soaps, shampoos, razors, etc.
- ☐ Clear counters of all toothbrushes, toothpaste, razors, hair dryers, and similar items.
- ☐ Ensure glass and mirrors are spotless.
- ☐ Remove all non-matching towels.
- ☐ Check that the toilet roll is not empty.
- ☐ Hide waste baskets and toilet cleaning tools (plunger and brushes).

Bed Rooms

- ☐ Make the beds with coverings pulled tight and smoothed out.
- ☐ Arrange and fluff pillows neatly.
- ☐ Remove toys, books, games, and tissue boxes.
- ☐ Take away all personal items.

- ☐ Ensure bedside lamps are in working order.
- ☐ Remove posters and stickers from the walls.
- ☐ Clear away all clothes and hampers.

Outside Areas

- ☐ Mow the lawn and trim the hedges.
- ☐ Rake leaves and sweep walkways and the driveway.
- ☐ Store away all gardening equipment, such as hoses, rakes, and wheelbarrows.
- ☐ Remove weeds from prominent areas.
- ☐ Straighten and arrange deck or patio furniture.
- ☐ Clean up pet waste

Pools & Spas

- ☐ Ensure the pool is clean and uncovered.
- ☐ Remove all pool cleaners and poles.
- ☐ Take away all pool toys.
- ☐ Keep the spa cover on.

One Hour Before The Photo Session

- ☐ Close all windows.
- ☐ Open all window and door shades/blinds; if they're louvered, turn the blades horizontally.
- ☐ Turn on all interior lights.
- ☐ Turn on all exterior lights except for spotlights.
- ☐ Turn off ceiling fans.
- ☐ Turn off TVs and computer screens.
- ☐ Ensure all pets are out of sight; while I love pets, they shouldn't appear in any photos.
- ☐ Close all toilet lids.
- ☐ Remove all vehicles from the driveway and front of the home.
- ☐ Hide trash cans from street view.
- ☐ Close garage doors

PRO-TIP GREAT HIDING SPOTS ARE:

Closets - Washer/Dryer - Cupboards - Pantries - Garages - Sheds

