

# Properly preparing your home for photographs will go a long way in setting you up for a successful sale.

We have put together a list of tips from our years of experience that will help you and your clients best prepare for your upco

## IF YOU DO NOTHING ELSE, DO THESE THINGS:

- Replace all burned out light bulbs both inside and outside the house. Try to keep all the bulbs within a room the same type, LED, incandescent – the yellow/orange bulbs are not a good choice for interior lighting.
- Hide the clutter.

## GENERAL PREP WORK:

- Remove excess furnishings and knick-knacks from rooms. Large amounts of furniture and decorations do not generally photograph well and can distract from the homes features and can potentially make a room look smaller in photos.
- Pick up throw rugs and runners in entryways, kitchens, and bathrooms so that the floor can be clearly seen.
- Wash the windows (or have them washed).
- Vacuum and/or mop the floors.

## HOME EXTERIOR:

- Remove all cars, boats, RVs, motorcycles etc. from the driveways and do not park directly in front of the house.
- Move garbage and recycling cans out of sight.
- Remove all garden tools, hoses, and clutter.
- Pick up after your pets.
- Mow the grass, rake up leaves and debris, pull weeds and remove any dead vegetation.

- If you are feeling ambitious, plant some fresh flowers in empty planters and pots.
- Sweep driveways, sidewalks, and patios.

### **LIVING & FAMILY ROOM:**

- Remove newspapers and magazines and put away books.
- Tuck the remote controls in a draw to get them out of sight.
- Conceal exposed cables and cords as best that you can.
- Remove clutter, personal photos, the kids toys, etc. from bookshelves, tables and the floor.
- Dust and vacuum. Dust can show in a photograph.
- Wash any glass surfaces including table tops, cabinet doors, and windows. Smudges and dirt on glass will be noticeable in the photographs.
- Straighten pillows and throws.

### **KITCHEN:**

- Put small appliances, knife blocks paper towels, and kitchen gadgets away and off the counters.
- Remove photos, notes, papers, and magnets from the refrigerator.
- Clean the major appliances refrigerator, oven, stove top, range hood, and dishwasher.
- Wipe down the counter tops.
- Don't leave any dirty dishes in the sink or sponges, dish towels, dish soap, or the like near the sink.
- Move trash cans out of site.

### **DINING ROOM:**

- Dust the furniture and vacuum the floors.
- Setting the table with nice dinnerware, napkins, and a centerpiece can give a homey feel.
- If you have a China cabinet, make sure things are straight and tidy inside.

### **BEDROOMS:**

- Make the beds neatly; straighten the bed spread and pillows.
- Tidy up, dust, and vacuum.

- Pick up and put away clothes and shoes.
- Remove items from bedside tables books, magazines, pictures, clock radios, etc.
- In the kids rooms, put excess toys out of sight, take posters and drawings off the walls, and straighten up overall.

### **BATHROOMS:**

- Clear off the counter tops; toiletries, tissues, hair products, just about everything should be put away.
- Remove personal care products and children's bath toys from the shower and tub.
- Make sure towels are folded neatly and are straight on the towel bars.
- Close the lid on the toilets.
- Mirrors and shower doors should be clean.
- Hide away the toilet brush and plunger.

### **SWIMMING POOLS AND SPAS:**

- Make sure they are clean. Sweep dirt off the bottom and skim off the debris floating on top.
- Remove the cover, pool sweep, floating chlorine dispenser, and pool toys.
- Straighten lounge chairs, put away cleaning tools, and set up the patio umbrella if you have one.
- Turn on pool light(s), waterfalls, and spa bubbles. Verify several days prior to your shoot that these are working in case you need to schedule repairs.
- If you want to add that extra touch, roll up some colorful pool towels and place them on the chairs and set up a pitcher of lemonade with some glasses on a table.

### **ODDS AND ENDS:**

- Turn on all the lights, inside and out.
- Turn off the ceiling fans.
- Open the blinds, shades, and curtains.