

# HOME PREP CHECKLIST



My pre-arrival checklist to ensure your home looks its ABSOLUTE BEST for photos!  
The following items must be taken care of prior to the photo shoot, not during please.

## Front Exterior

- Remove cars from driveway and front of home
- Close garage doors
- Trash day? Move cans across the street or away from front of home
- Not trash day? Move cans into garage
- Clear leaves and debris from driveway
- Remove visible hoses
- Wash windows
- Ensure bulbs and landscape lighting is in working order for twilight
- Schedule landscaping if possible

## Backyard

- Remove any evidence of pets
- Clean pool and turn on waterfall if applicable
- Hose off / sweep patio
- Arrange patio furniture as if you are expecting company
- Clean windows
- Remove hose, kids toys, and trash cans if visible

## Interior (in general)

- Open all window shades (you don't need to roll them up)
- Turn off all fans (they show up as a blurry blob in photos)
- Tidy up; hide unnecessary clutter in closets or garage
- De-personalize: Put away family photos and anything that can identify you
- Pet toys, pet bowls, and pet furniture needs to be hidden
- Replace burned out lightbulbs
- Wipe down surfaces.
- Den/Office? Organize and put all documents away. Turn off computer screens
- Laundry room should be clean and organized. No detergent or clothes visible
- Dust, clean, and organize; Pretend Martha Stewart is coming for a visit.

## Kitchen / Dining

- Hide garbage can in pantry or garage
- Clear off countertops. Leave out a small appliance or two, but less is more.
- Clear refrigerator of all magnets and papers
- Clean surfaces and remove cleaning supplies from view
- Straighten chairs in dining areas
- Remove / hide high-chairs and booster seats



## Family / Living Room

- Declutter. Remove personal items and kids toys.
- Hide any remotes, mail, magazines, or anything extra. Decor is OK.
- Arrange pillows and straighten cushions

## Bedrooms

- Make beds. Pretend like I'm shooting for a Pottery Barn catalogue
- Clear nightstands of personal items
- Remove charging cables and hide any visible tv cables
- Declutter all surfaces; dresser, tv stand, etc.
- Tidy up primary closet if that is being photographed
- Clean under bed, remove items that may be in view of my camera

## Bathrooms

- Clear all personal items from view
- No extra soap, toothbrushes, toiletries should be in view
- Toilet seats down
- Empty and/or hide garbage cans
- Clear out showers and bathtubs. No razors, soap, shampoo & conditioner in view
- Arrange decorative towels so they look neat and "spa-like"
- Wipe down mirrors and surfaces
- Remove bathmats

## Tips

- Ensure each room has a clear purpose. Dining room should look like a dining room. Office should look like an office.
- The plan should NOT be that you will move clutter from one room to another while your home is being photographed. I'm likely going back into each room as I shoot. Best to hide things in the garage or a closet during the shoot.
- Have a plan for pets before my arrival. It just makes for a smooth shoot for everyone. Good practice for showings.
- Please allow 45 min for every 1000 SF. i.e. a 2000 SF home takes about 1.5 hrs to shoot. Add another 30 min for twilight.

## Notes / Extra prep for your home

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