OPULENT
REAL ESTATE MEDIA

PROPERTY
PREPARATION GUIDE

Simple steps to help your property look its best for professional photography.

A little preparation makes a difference.

Use this guide to prepare your home and property for your upcoming photography appointment. A little preparation goes a long way in creating beautiful, inviting images that highlight your home's best features and help potential buyers envision themselves living there.

Before we arrive

If possible, complete the checklist before your appointment. We photograph the property's major interior and exterior spaces, so preparing each area helps the session run smoothly.

Helpful reminder: Please remove/hide valuables, medications, personal documents, and anything you would prefer not to appear in photographs.

General & Exterior Preparation

Throughout the Property

- Turn on all interior and exterior lights.
- Turn off ceiling fans.
- Open blinds, shades, and curtains where appropriate.
- Replace burned-out bulbs; when possible, use consistent bulb types and color temperatures within each room.
- Put away clutter, medications, personal documents, calendars, and other private information.
- Remove pet toys, beds, bowls, and other pet items.
- Clean windows and glass surfaces where possible.
- Put away seasonal decorations and any artwork you do not want shown in the listing.

Home Exterior

- Move cars, boats, RVs, motorcycles, and other vehicles away from the driveway and front of the property.
- Move garbage and recycling bins out of view.
- Put away garden tools, hoses, toys, and other outdoor clutter.
- Pick up after pets.
- Mow the lawn, rake leaves, pull weeds, and remove dead vegetation.
- Sweep driveways, sidewalks, porches, and patios.
- If time allows, refresh planters with healthy flowers or greenery.

Pools & Spas

- Clean the pool or spa; skim floating debris and remove visible dirt.
- Remove pool covers, pool-cleaning equipment, floating chlorine dispensers, and pool toys.
- Straighten lounge chairs and put away cleaning tools.
- Open patio umbrellas, if appropriate.
- Turn on pool lights, waterfalls, or spa features you would like photographed.
- Check a few days before the appointment that water features and lights work, allowing time to arrange repairs if needed.

Helpful Tip: If the home tends to feel dark, consider replacing lightbulbs with bright white (3500K - 4100K) or daylight (5000K - 6500K) bulbs to create a brighter, fresher, and more consistent look throughout the space.

Living Spaces & Kitchen

Less is more! Remove excess items, personal belongings, and unnecessary décor while leaving a few simple accents to add warmth and character. Keep surfaces clean and open to help showcase the space.

Living & Family Rooms

- Put away newspapers, magazines, books, toys, and loose items.
- Store remote controls out of sight.
- Conceal exposed cables and cords where practical.
- Remove personal photos and excess items from shelves, tables, and floors.
- Dust and vacuum; dust can be noticeable in photographs.
- Clean glass tabletops, cabinet fronts, and other visible glass surfaces.
- Straighten cushions, pillows, and throws.

Kitchen & Dining Room

- Clear countertops of small appliances, knife blocks, paper towels, and everyday kitchen gadgets. A few items, such a coffee maker, can remain to keep the space feeling natural and inviting.
- Remove photos, notes, papers, and magnets from the refrigerator.
- Wipe down countertops and clean visible appliance surfaces, including the refrigerator, oven, stovetop, range hood, and dishwasher.
- Clear the sink of dirty dishes, sponges, dish soap, and dish towels.
- Move trash cans out of view.
- Straighten dining chairs and clear the tabletop.
- If desired, set the table simply with dinnerware, napkins, or a small centerpiece.
- If there is a china cabinet, straighten and tidy the items inside.

Home Office

- Put away business papers, letters, and loose items.
- Remove or conceal notes showing personal information, phone numbers, addresses, appointments, or schedules.
- Tidy desk surfaces and organize visible cables where practical.

Bedrooms & Bathrooms

Bedrooms

- Make the beds neatly and straighten bedspreads, comforters, and pillows.
- Pick up clothes and shoes.
- Tidy the room, dust surfaces, and vacuum floors.
- Clear bedside tables of excess books, magazines, photos, and personal items.
- Straighten visible furniture and décor.
- In children's rooms, put away excess toys.

Bathrooms

- Clear countertops of toiletries, tissues, hair products, and other everyday items.
- Remove personal-care products and children's bath toys from showers and tubs.
- Fold towels neatly and hang them straight on towel bars.
- Close toilet lids.
- Clean mirrors, shower doors, faucets, and visible glass.
- Put away toilet brushes, plungers, and cleaning supplies.

If you have questions about preparing your property, feel free to contact your real estate agent or our team before your appointment. You can also ask the photographer any questions when they arrive—we're here to help make the process as smooth as possible.

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