

Preparing a Home for Real Estate Photography

When you have your house photographed for a real estate listing both the exterior and interior of the home, including all major rooms, will be photographed. Homeowners and agents can help make the photography process go smoothly and make the home look its best in the photographs by doing some preparation before the photographer arrives. Keep in mind that we are not photographing your home, we are photographing the potential new home of prospective buyers. Do not take the process personally, it is part of the business of selling a house.

General:

- Turn off ceiling fans
- Turn on all the lights inside and out
- Open the blinds, shades, and curtains
- Remove all pet toys, beds, and bowls
- Make sure windows are washed
- Remove any potential offensive art
- Remove any seasonal decor
- Replace all burned out light bulbs both inside and outside the house. Try to keep all the bulbs within a room the same type and color, LED, incandescent, etc. Good lighting is key.
- Hide the clutter

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.

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 lights, 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.

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 cushions, pillows, and throws.

Kitchen & Dining Room

- Put small appliances, knife blocks paper towels and kitchen gadgets away and off the counters (1-2 small appliances are ok)
- 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 near the sink.
- Move trash cans out of site.
- Straighten chairs and clear tabletop
- 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.

Office:

- Hide all personal items, business papers, and letters. This includes any posted notes that might have personal information (numbers, addresses, appointments, etc.)

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.
- To add a homey touch put out guest towels