



REAL ESTATE PHOTOGRAPHY PRE-SHOOT CHECKLIST

The goal of real estate photography is to make the home warm and inviting to potential buyers while accurately representing the space. Below is a list of things to do to get your home in the best possible condition for photographs.

General Living Areas and Recreational Rooms

- Remove clutter from bookshelves, entertainment centers, coffee tables, fireplace mantles, etc.
- Arrange DVDs, games, books neatly in shelves
- Turn off TV and put remotes away
- Remove mail, newspaper and magazines
- Remove all personal items such as photos (non-personal pictures are acceptable, walls look better when they are not bare)
- Hide or remove all power leads and extra cables
- Remove all toys, fans, etc.
- Remove exercise equipment
- Remove all signs of pets including bowls, beds, chew toys, crates, litter boxes, etc. (aquariums are usually acceptable if clean)
- Move garbage and recycle cans out of sight
- Replace all light bulbs with matching bulbs (warm preferred) – make sure none are burnt out
- Turn off and clean ceiling fan
- Clean all windows inside and out
- Vacuum carpets and clean hardwood floors

Kitchen and Dining Areas

- Clean and put away all dishes (dining table may be set - optional)
- Remove all small appliances
- Clean all backsplashes, range hoods and large appliances especially if stainless steel
- Remove all detergents, dish clothes, dish rack, tea towels, drain plugs
- Ensure range hood lights are working
- Remove all objects from fridge e.g. magnets, photos
- Move garbage and recycle cans out of sight



Bedrooms

- Make all beds
- De-clutter toys, books, games, tissue boxes
- Remove all personal items
- Make sure bedside lamps are working
- Remove posters / stickers from walls
- Remove all clothes

Bathrooms / Powder Rooms

- Remove all soaps, shampoos, face washes, toys, scales, bins, etc.
- Remove all toothbrushes, toothpaste, razors, medications, etc.
- Make sure glass and mirrors are spotless
- Make sure towels are nice and matching
- Remove toilet cleaning utensils and plungers
- Ensure toilet paper roll is full
- Close all toilet lids

Outside Areas

- Mow the lawn and trim hedges and shrubs
- Rake up leaves and sticks
- Tidy garden and pull weeds
- Remove all gardening equipment
- Sweep driveway and paved areas
- Remove all cars, boats, campers, trailers, bikes
- Remove all toys
- Remove trash cans, yard waste, recycle bins
- Open patio umbrellas and put cushions on patio furniture

Pool Areas

- Ensure pool is clean
- Remove all pool cleaning equipment
- Remove all pool toys



60 minutes before the photo shoot

- Set the dining table (optional)
- Place wine glasses and wine on table (optional)
- Open ALL blinds and window coverings to make room appear brighter and larger
- Turn on ALL lights
- Turn OFF ceiling fans
- Turn OFF TV
- Put children and pets away
- Ensure vehicles can't be seen (front of house should be clear of cars)

The photo shoot will take 1-3 hours depending on the size of the property. Our master photographer will be photographing both the interior and exterior of the home. He usually does not shoot inside the garage unless it has unique features. If the property has special features that are not obvious please let me know so I can have him include them in the shoot. Let me know if your home contains valuable works of art; I can edit photos to make them unrecognizable or make sure they are not in the photographs.