

Real Estate Photo Shoot Tips/Check list



Tips for preparing your home for a property photo shoot

Preparing your home for a professional property photo shoot is important to get the best results of your pictures. Beautiful pictures will attract potential buyers to your home. Take the time to get the most out of your property photo shoot and get your home sold!!

As you go through this checklist you may feel concerned about removing an item from a room. Maybe you have heard that a property will sell faster with furniture in the home versus a vacant home. There is a big difference between staging a home and having unnecessary furniture and/or items on counters or shelves that can cross the line into making a home feel small or cluttered. If you would like some assistance with staging your home please feel free to contact us and we can put you in contact with someone who can help you.

Living/Family Room

Floors need to be vacuumed or mopped before the photo shoot and free of stains

All furniture needs to be freshly cleaned.

- Be careful with having too many blankets or decorative pillows on your furniture.
- Remove unnecessary or excess furniture like rockers, child chairs, or anything that will block the view of a room

Clean all the windows

Dust all ceiling fans, lamps, book sleeves, picture frames and anything that shows dust

Remove unwanted items off the floor like boxes, toys, small knickknacks

Any coat or hat hangers need to be cleared

Turn off all ceiling fans; it will appear as a blurry image in the photograph

Turn on all lights

Formal Dining/ Kitchen Nook

Floors need to be vacuumed or mopped before the photo shoot and free of stains

Clean furniture and chairs

Clean windows and make sure window coverings are free of smears

Dust all ceiling fans, lamps, cabinets, picture frames, and table center piece

Kitchen

Clean floors and make sure they are free from stains or smears

Clean the outside and top of refrigerator. Remove all items on the outside/top of refrigerator

Clean windows and window coverings

Dust all ceiling fans, lamps, cabinets, picture frames, and table center pieces

Remove toasters, kitchen aides, knives, blenders, clocks, coffee maker, towels, etc.

Having fewer distractions will result in a cleaner, more appealing photo.

Remove trash cans

Bathrooms

- Clean counter tops, sinks, towels and bath tubs
- Clean mirrors and ensure they are free of smears
- Remove bathroom rugs, toilet coverings and towels
- Remove tooth brushes, cups, soap dispensers, and scales
- Remove all shower bath items that are not decorative
- Remove trash cans and toilet paper

Bedrooms

- Floors need to be vacuumed or mopped before the photo shoot and free of stains
- Clean/wipe down all the furniture
- Clean windows and window coverings; ensure the windows are free of smears
- Dust all ceiling fans, lamps, and picture frames
- Make sure that the beds are freshly made and the bed sheets are and blankets are wrinkle free.
- Pillows should have matching pillow cases
- Remove wrinkled art papers from walls
- Remove items visible to an eye from under the beds (includes storage boxes)
- Remove toys from the floor
- Make sure any toy storage boxes are neat or taken out of the room for picture
- Make sure all book shelves and other shelving are clutter free
- Remove any miscellaneous items from the floor

Outside area

- Clean any weeds and cut back trees and bushes as needed. Yard should look neat and manicured
- Clean pool and remove any hoses or cleaners from the pool
- Clean all outside furniture
- Remove hoses or wrap them up neatly
- Remove toys that are not part to the property
- Rake the yard and sweep the patios

