

Preparing Your Home for a Professional Photo Shoot

Most residential photo shoots take 1 to 2 hours. I will be photographing the inside and outside of your home, excluding closets and the garage in most cases. All properties are shot AS IS and should be "Photo Ready" when I arrive. Please contact your agent with questions or concerns. You can have a direct impact on how well your home will look in the final images by following these guidelines to the best of your ability. If you can't get it all done, don't fret; sometimes we must realize "it is what it is". Your efforts are appreciated!

Throughout your Home

- DE-CLUTTER all rooms – stash extraneous items in drawers, closets, a pantry, or the garage
- Throw rugs and hallway runners should be removed
- Replace burned out light bulbs in fixtures and lamps (matching bulb wattage & color if possible)
- Hide evidence of pets including crates, beds, toys, and food/water dishes
- Put away excessive photo frames and family photos
- Conceal exposed cords and cables as best as possible
- If you wish to go the "extra mile", a selection of fresh flowers in vases always adds a special touch!

Home Exterior

- Remove all vehicles from driveway(s) and do not park directly in front of the house
- Move out of sight - all garbage cans, garden tools, hoses, sprinklers, bikes, and toys
- If you have a pool, remove the pool sweep, cleaning equipment and pool toys
- Mow the yard and tidy the landscaping
- Sweep driveway, sidewalks and patios
- Arrange patio or balcony furniture to look organized and inviting

Living & Family Rooms

- Remove piles of newspaper and magazines
- Hide all TV/stereo remote controls
- Remove clutter and personal photos from bookshelves, tables and cabinets

Kitchen

- Clear off countertops and remove small appliances (i.e. toaster, coffee pot, knife block)
- Remove ALL magnets, photos, notes and papers from the refrigerator
- Clean the major appliances (refrigerator, oven, range hood) and wipe down countertops
- Hide away sponges, soaps, towels, dishes, and dish racks from sink area

Dining Room

- Set the table with your best dinnerware and place settings
- Add a colorful centerpiece such as candles or flowers
- Turn on lighting in China cabinet or display case

Bedrooms

- Make beds and arrange pillows neatly
- Put away all clothing, robes and shoes
- Remove items from top of dresser and bedside tables (books, magazines, glasses, pictures, etc.)
- Move items out from under the bed if they are visible from the doorway

Bathrooms

- Clear all personal items off countertops (toothbrushes, soap dishes, tissues, lotion, makeup, etc)
- Remove shampoo, soap, bath toys, and other products from the shower/tub area
- Pick up all rugs and store in cabinet or closet
- Hang matching towels and provide a matching hand towel for the countertop

Final Touches prior to scheduled photo shoot

- Contain pets in the garage or out of sight
- Turn on any pool or spa features such as bubblers, waterfalls, fountains, etc
- Turn ON all interior lights
- Turn OFF ceiling fans, computer monitors, and televisions