

# REAL ESTATE PHOTOGRAPHY CHECKLIST

## 1. INTERIOR

### KITCHEN

- Remove hand towels/dish cloths and table cloths.
- Remove soaps/lotions (if in plastic bottles) and sponges.
- Remove all magnets/items from refrigerator exterior (incl. top).
- Remove dirty/clean dishes from the sink/counters.
- Remove high chairs/booster seats and table cloths.
- Remove floor mats/runners.
- Remove paper towel holder (if it's not mounted).
- Remove trash can(s).
- Remove pens, notepads, mail and papers.
- Clean exterior of appliances.

### LIVING ROOM/FAMILY ROOM

- Arrange couch pillows.
- Remove children's toys.
- Remove magazines and newspapers (books are OK).
- Hide remote controls.

### BEDROOMS

- Make sure beds are made. Avoid cartoon bedspreads if possible.
- Remove hampers/laundry baskets.
- Remove stuffed animals, dolls and bean bags.
- Remove anything with your child's name on it.
- Put away clothes, shoes, personal items, etc.
- Remove posters and provocative art/photographs.

### BATHROOMS

- Remove soaps, lotions, shampoo/conditioner (if in plastic bottles).
- Remove floor mats/rugs.
- Clean mirrors and shower glass, open shower curtains.
- Remove weight scales.
- Remove personal care items (toothbrushes, razors, etc.).
- Remove wash cloths/loofahs (hand towels/towels are OK).
- Close toilet lids, remove toilet brushes and plungers.
- Remove shower squeegees.

### HOUSEWIDE

- Make sure *every* interior light bulb is working (see "Tips" below).
- Remove personal/family photos (substitute with new picture).
- Remove valuable art, jewelry and memorabilia.
- Remove/hide all trash cans.
- Remove calendars and seasonal decorations.
- Remove floor fans and space heaters.
- Remove excess clutter from countertops, shelves and desks.
- Remove plug in air fresheners.
- Hide cords from electrical devices as much as possible.
- Remove tissue boxes (unless enclosed in metal/ceramic).
- Remove items affiliated with sports teams and politics.
- Remove religious items.
- Remove hunting trophies.
- Remove child/pet gates.
- Remove workout and medical equipment.
- Remove exposed tags from pillows, blankets, cushions, etc.
- Remove footwear by doors/sliders.
- Clean windows that have a nice view.

## 2. EXTERIOR

- Remove flags mounted to the house and staked to the ground.
- Remove hoses (if not possible then wind up).
- Remove covers from BBQ/grill, furniture, spa and pool.
- Remove pool equipment and pool toys.
- Put patio umbrellas up, arrange chairs around patio furniture.
- Remove lawn and garden tools.
- Put trash cans in the garage (or behind side gate if no garage).
- Remove home security signs.
- Remove portable basketball hoops/misc. sports equipment.
- Remove debris from lawn, driveway and patio.

## 3. 30 MINUTES PRIOR TO THE APPOINTMENT TIME (VERY IMPORTANT)

- Turn on all interior lights/lamps.**
- Remove vehicles from the driveway and front of home.**
- Horizontal blinds/shutters open (tilt slats 5° up toward ceiling).
- All curtains and vertical blinds slid open.
- Close windows and sliders to the outside.
- Turn on/light all fireplaces (if fall/winter) and candles (optional).
- Unlock side gates (to allow free rein around exterior of house).
- Turn off televisions and computer monitors.
- Turn off ceiling fans.
- Turn off automatic sprinkler timers.
- Turn on all fountains/water-scapes.
- Put pets away out of photography areas.
- Remove pet food/water bowls, toys and beds.
- Remove mobile devices and related wall chargers.

## TIPS

- ✓ Closets, garages, pantries and side yards aren't photographed (unless requested) – they work great as a "catch-all."
- ✓ Please leave all the lights on in the house until the photographer says it's okay to turn them off. Fifty 60 watt incandescent lights on for 1 hour only costs about .50 cents (at the current rate of .17 cents/kWh).
- ✓ Your photographer will function better if the air conditioning is turned on (if summertime).
- ✓ For sanitary reasons "Bathroom" items will not be moved by the photographer so please move them prior to the appointment.

