Real Estate Photoshoot Prep List

General Decluttering and Cleaning

- Clear countertops in kitchens and bathrooms
- Remove small countertop appliances and items that are not decorative
- Tidy bookshelves, mantels, tables, desks, and dressers
- Store away pet items; food and water dishes, crates, beds, toys
- Remove personal photos and memorabilia to create a neutral atmosphere
- Clean house – vacuum, mop floors, clean counters, mirrors, baseboards, fans and light fixtures - doors and windows should be cleaned on both sides
- Replace burned out or missing light bulbs, bulb light colors should match the others
- Put away all shoes, jackets, hats, laundry baskets, bags, etc.

Exterior

- Mow lawn, trim hedges, remove weeds, leaves, pick up pet waste, etc.
- Sweep walkways, patios, and driveways, remove cobwebs from walls, lights, and eaves
- Put away garden tools, hoses, empty planters, trash cans, toys, and sport equipment
- Remove junk, clutter, and items that should go to the dump or landfill
- Outdoor furniture should be neat and clean
- Clean pool, remove vacuum hose and attachments, floaties, toys

Kitchen/Dining

- Clear and clean countertops and tables completely
- Clean outside of refrigerator, remove everything from the exterior; magnets, photos, papers
- Hide garbage cans in pantry or cupboard
- Clean sink and faucet, remove dishes, soaps, and sponges
- Clean exterior of stove, oven, microwave, dishwasher, and cupboards
- Remove child seats, boosters, etc.

Living/Family Rooms

- Remove magazines, papers, mail, etc.
- Declutter fireplace, mantel, or wood stove; clean glass doors and interior if needed
- Remove children's toys, personal items and photos, laundry and shoes
- Clean floors, furniture, fluff and arrange pillows

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Bedrooms

- Make beds, fluff pillows, arrange blankets
- Clean and dust all furniture
- Clear nightstands, dressers, remove personal photos, names
- Put away clothing in closets and drawers, put away children's toys

Bathrooms

- Clean floors, counters, cabinets, sinks, bathtubs, showers, toilets, and mirrors
- Consider replacing shower curtains with appealing neutral colors; avoid bright, distracting prints, or items containing children's cartoons, etc.

Day of Photoshoot

- Do a quick room check to tidy up bedding, pillows, throws
- Open blinds, curtains, and shades to let in natural light
- Turn on all lights before the photoshoot – lamps, overhead, under cabinets
- Turn off all ceiling fans and portable fans
- Close toilet lids, remove ALL items from bathroom counters, tubs, and showers – only minor decorative items should be visible. Hide trash cans and cleaning brushes
- Make sure kitchen counters, sinks, and surfaces are clean, dishes put away, hide trash can
- Only decorative items should be visible on counters, tables, and shelves
- Turn on swimming pool waterfall if applicable, ensure pool cleaner and hose is removed from sight
- Pets and pet items should be removed for the duration of the photoshoot
- Avoid exterior watering that will cause concrete to look wet, or puddles to remain
- Close garage door and gates
- Remove vehicles from the driveway and front of the house. Park vehicles down the street if possible. A minimum of 100 ft away from the property line is recommended for aerial photography