

# Real Estate Photography Prep Guide

[www.ScottPackPhotography.com](http://www.ScottPackPhotography.com)

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## Home Preparation Guide

### Interior Preparations

#### General Preparations:

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- Turn all lights and lamps ON
- Replace all burned-out light bulbs
- Use bulbs of the same type (ALL incandescent, fluorescent, or LED)
- Turn all ceiling fans OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let in outside light
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets

#### Kitchen

- Clear off countertops completely. No knife blocks, baking supplies, mail, etc.
- Leave out a max of one small appliance (ex. coffee maker)
- Clear off outside of the refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes from the sink, place in dishwasher

#### Dining Room

- Clear table, dust, and polish the tabletop
- Use decorative place settings if available
- Feature one centerpiece such as a floral bouquet
- Straighten all chairs and space them evenly
- Remove child seats/booster chairs

#### Living Room/Family Room:

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than five items, including art)
- Clean out the interior of the fireplace and re-paint if needed
- Fluff and arrange furniture pillows
- Remove kid's toys
- Remove other items (shoes, hats, ashtrays, gaming consoles, DVDs, etc.)

#### Kid/Guest Bedrooms:

- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper genies
- Clean under the bed, removing items that may show in the photos

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## Master Bedroom:

- Make the bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dressers
- Remove family photos from walls
- Clean under the bed, removing items that may show in the photos

## Bathrooms:

- Clear all countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out fresh, unused towels
- Remove floor mats

## Exterior Preparations

### General Preparations:

- Close garage doors
- Remove cars from driveway and front of the home
- Clean up landscaping (mow grass, trim shrubs, clear away leaves)
- Remove empty planters
- Use a broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc. (if permissible)
- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kid's toys, balls, bikes, etc.
- Clean pool & remove pool vacuum/cleaner hose and hide pool cleaning supplies (if applicable)
- Turn on fountains/water features
- Remove trash cans

## Pets

- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Use a lint roller on furniture to remove pet hair
- Contain pets in a hidden crate, garage, or outside if possible
- Clear back yard of pet waste/toys

Taking these steps in preparing your home to be photographed will result in the best quality images to showcase your listing. For further questions in prepping your home, feel free to visit my website, email or phone me.

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