

Remembrances by Kevin-Real Estate Photography

Photography Check List

These tips will assist in getting the best photographs to help market and sell your home.

General

- Thoroughly clean whole house (vacuum carpet, mop hard wood floors, clean countertops, clean windows)
- Turn all overhead lights and lamps ON
- Replace all burned out light bulbs
- Use bulbs of the same temperature (ALL incandescent or ALL compact fluorescent)
- Turn all ceiling fans OFF
- Turn all TV's OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let light in. If extremely sunny, may need to filter the sunlight with partially open blinds.
- Remove personal photographs (or replace with general landscape/object photographs)
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets

Exterior/Backyard

- Close garage doors
- Remove cars from driveway and in front of home
- Clean up landscaping
- Use broom to remove cobwebs from eaves and door frames
- Remove water hoses that are visible
- Remove toys, sports balls, basketball goals, etc
- Put away any trash containers.
- Clean porch, tidy up outdoor tables/chairs/cushions
- Clear out kids toys, balls, etc
- Clean pool and pool area.

Kitchen

- Clear countertops completely. No knife blocks, baking supplies, mail etc
- Leave out at max one small appliance
- Clear outside of refrigerator of magnets, papers, photos, etc
- Hide garbage cans
- Remove dishes from sink, place in dishwasher

Dining Room

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

Living Room

- Remove stacks of magazines, papers, mail, etc
- Declutter fireplace mantel/hearth
- Fluff and arrange furniture pillows
- Remove kids toys

Master Bedroom/Bedrooms/Bathrooms

- Make beds, including decorative pillows/shams if available
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dressers
- Remove family photos from walls (use caution if paint is faded)
- Clean under bed, remove items that may show in the photos.
- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper genies
- Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, etc., from showers and tubs
- Remove dirty towels.
- Remove floor mats

Pets

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