

# HOME PREP GUIDE

VERSION

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— By *Heidi*  
PHOTOGRAPHY



# INTRO

By Heidi

**The following checklist** is provided for agents and homeowners to help prepare the home for a professional photo shoot. Quality photos are significant marketing tools for any home sale. Creating high quality photos is a team effort between the Homeowner, Realtor and Photographer.

It is extremely important to follow this checklist as much as possible. You want the buyer to imagine themselves living in their new home.

Yours,

Heidi





# GENERAL

- Thoroughly clean entire house (vacuum carpets, mop hardwood floors, clean counter-tops, clean windows/mirrors)
- Turn on all overhead lights
- Replace all burnt out bulbs
- Turn all ceiling fans off
- Open all blinds, shades & curtains (replace or remove broken ones)
- Close all windows
- Turn all TV's/computer screens off
- Remove small floor rugs to reveal actual flooring
- Remove all baby gates
- Place all shoes/jackets in closets
- Remove tissue boxes
- Remove all doilies
- Remove all religious, political, holiday & highly personal items (family photos)

# FRONT EXTERIOR

- Remove all vehicles, trash cans, recycle bins from driveway
- Close garage doors
- Clean up landscaping (mow, trim shrubs, clear leaves)
- Remove hoses, sprinklers, garden tools, children's/pet's toys
- Remove any Holiday Decor & Security signs



# BEDROOMS

- Make all beds (replace dated bedding with white comforters)
- Remove all personal items from bedside tables/dressers (photos, tissues, lotions, phone chargers etc.)
- Store away phone/tablet charging cables
- Remove clutter from top of dressers
- Clean under bed, removing items that may show in the photos
- Remove laundry baskets

# BATHROOMS

- Remove bath robes from hooks, towel bars, and any over-the-door hooks/hangers for towels and robes should be removed as well
- Remove all personal items from sinks/bath (toothbrushes, shampoos, soaps) Clean all mirrors (spots will show up in photos)
- All toilet seats should be down
- Bath rugs will likely be removed
- Replace hand towels with clean (white) new towels for photos/open houses

# LIVING ROOMS

- Remove clutter (personal photos, newspapers etc.)
- Clear all mantles of personal items
- Remove kids toys
- Hide remotes
- Remove blankets from couches



## KITCHEN / DINING

- Remove all magnets and clear top of refrigerator off
- Remove most, but not all, items from counters (can leave decorative canisters, colorful bowl of fruit, flowers & 1-2 small/clean appliances)
- Remove all trash cans
- Remove dishes, dish towels, soaps and sponges from sink/oven
- Remove drying racks
- Remove table cloths
- Remove all high chairs/booster seats

## PETS

- Place food/water bowls in pantry or closet
- Remove pet beds and all toys
- Assist in containing pets while photos are being taken (crate, take dog for walk etc.)
- Clear backyard of all toys and pet waste
- Pet's / Pet crates should not be in photos
- Make sure house is pet odor free for prospective buyers

## REAR EXTERIOR

- Clean porch, tidy up outdoor tables/chairs/cushions
- Put away kids/pet toys
- Clean pool (remove pool vacuum/cleaner hose)



