

# Home Preparation Checklist

Buyers decide within seconds online. Follow this checklist before your shoot — a prepared home photographs better, attracts more buyers, and sells faster.

## EXTERIOR & CURB APPEAL

### MUST DO

- Mow lawn, trim shrubs and hedges
- Sweep driveway, walkways, and patio
- Pick up sticks, leaves, debris
- Remove all cars from driveway and street**
- Hide trash cans and recycling bins
- Store bikes, toys, garden tools
- Remove garden hose or coil neatly
- Straighten and wipe down patio furniture
- Clean pool — remove all floating items
- Remove yard signs and school signs

### + EXTRA POLISH

- Fill planters with fresh seasonal flowers
- Spread fresh mulch in flower beds
- Open patio umbrellas, add cushions

## LIVING & COMMON AREAS

### MUST DO

- Remove all visible clutter and personal photos
- Open all blinds and curtains fully
- Wash windows and glass doors
- Replace any burnt-out bulbs — match color temp
- Turn all lights ON, ceiling fans OFF
- Hide remotes, cords, tissue boxes
- Remove newspapers, mail, pet items
- Vacuum carpets, sweep and mop hard floors
- Turn off all TVs and screens
- Arrange books/shelves neatly

### + EXTRA POLISH

- Place a single tasteful decorative accent
- Turn on fireplace if available
- Hide small area rugs to show flooring

## BEDROOMS

### MUST DO

- Make all beds — neat, wrinkle-free
- Arrange decorative pillows
- Clear nightstands — remove books, glasses, items
- Put away all clothing and shoes
- Remove laundry hampers and trash cans
- Remove posters and stickers from walls
- Ensure all lamps are working

## KITCHEN

### MUST DO

- Clear ALL counters — hide small appliances
- Remove magnets and art from refrigerator
- Store food, cutting boards, knife blocks
- Hide soap, sponges, dish towels, drying rack
- Remove trash can
- Clean backsplash, range hood, stainless surfaces
- Organize open shelving

### + EXTRA POLISH

- Bowl of fresh fruit on counter
- Attractive place settings on island

## DINING ROOM

### MUST DO

- Straighten all chairs evenly
- Clear and wipe down table surface
- Organize china hutch or sideboard

### + EXTRA POLISH

- Add a centerpiece — flowers or candles
- Set the table for dinner

## BATHROOMS

### MUST DO

- Remove all personal items from counters
- Remove toothbrushes, razors, hair tools
- Clear shower/tub of all soaps and bottles
- Hide toilet brush, plunger, trash bin
- Remove bath mats and small rugs
- Clean mirrors, shower glass, tub, tile
- Close all toilet lids**
- Hang fresh, neatly folded towels

## DAY OF SHOOT — WHAT TO EXPECT

- Shoot takes 30–90 min depending on size
- All people and pets should leave the home**
- Have home fully ready before I arrive
- I photograph all main living areas
- Garages and closets generally excluded

Can't clear everything? Consolidate clutter in one spot — we can work around it together.