

PHOTOGRAPHY PREP CHECKLIST

TIP: AFTER CLEANING & ANY STAGING, START THIS PREP ABT 2 DAYS BEFORE PHOTOGRAPHY SHOOT

EXTERIOR	NOTES
Ensure front door & garage door & trim are clear of dirt / noticeable marks	New, plain neutral WELCOME mat can be placed, CHECK BULBS AT LIGHTS
Ensure grass has been mowed and flower beds are cleaned up	One or two days before if possible
Refresh mulch in flower beds or in landscaped areas, if possible	Remove dead plants, bushes, empty pots
Ensure front porch, steps, driveway, walkways & back patios are clean	Power wash 1-2 days before if possible
Clean (skim) swimming pools, clean up entertaining areas, decks, patios	
Remove any seasonal decor or loose small distracting decor items	
Put away lawn tools, garden hoses, toys, bikes, put out American flag	
Hide trash cans and recycle bins	
Remove vehicles from driveway and front of the property	

MAIN LIVING AREAS	NOTES
Ensure all windows are clean (dirt/smudges show in photos)	Days in advance
Open window blinds (all evenly), hide or straighten window blind cords	
Turn on all lamps & lights - check bulbs (days beforehand) replace as reqd	Ensure all bulbs are same light temp (color) esp those in a set or next to each other
Straighten all furniture, plump up and even out chair & sofa cushions	
Adjust and plump up throw pillows, adjust throws - check display	
Straighten artwork & mirrors on walls, check decor, remove personal items	Stow TV remotes, coasters etc
Remove smaller floor mats, conceal cordsw/ Zip ties or tape	
Remove evidence of Pets (food & water bowls, beds, toys)	Can put back bowls & bed after photos

KITCHEN	NOTES
Remove small appliances, cutting bds, food, knickknacks from counters	Leave/arrange planned 'staging' items: (ex. wine rack, coffee center, cookbooks etc)
Remove all magnets, pictures and anything attached to the refrigerator	
Put away trash cans (at a min.: hide for the photos)	
Empty the sink of all dishes, including drying rack, soap dispenser, sponges & rags	Remove paper towel rolls and holders (could be put back after photos)
Align the sink spout in the center of the sink (if it swivels), dry out sink basin	
Clear off any center island and place a bowl of fruit or flowers as a center piece	
Ensure all lighting is on inc under cabinet lighting and over stove top	Hide any remaining visible cords
Ensure all pots and pans are put away unless in a built in decorative rack	

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DINING ROOM OR AREA	NOTES
Check placement of chairs: straight, equal, not cramped (extras in corners)	Leave table w/ no more than 4 chairs (6 for formal) leaving ample room around
Straighten table decor, neat sparse decor, add fresh cut flowers here?	

ENTRYWAY / GENERAL	NOTES
Place fresh flowers in a vase on an entry table and, if poss., 1 other location	Flowers should be modern, colors should harmonize w/ decor, not too bright!

BEDROOMS	NOTES
Ensure Bed covers and any exposed pillows/shams are clean and fresh	
Remove clothing, shoes, laundry hampers, personal items, toiletries etc	
Clear nightstands of personal items, books, medications, jewelery etc	
Remove portable appliances such as TVs and remotes, fans, heaters	
Remove or conceal any items under the bed that can be seen	
Remove any small rugs, small decor, personal items and pictures	

BATHROOMS	NOTES
Clear off counters of all personal items, dont forget toothbrush holders etc	Only leave plain neutral decorative soap dispensers (HIDE store bought soap disp)
Add a small plant or flower in vase as a nice touch which adds color	
Clear out showers & bath surrounds of shampoos, soaps, sponges & brushes etc	
Remove trash cans, toilet cleaning brushes, scales, laundry baskets	HIDE Trash can & toilet brushes - can be put back after photos
Ensure mirror and all fixtures are clean and shiny	
Put out fresh clean matching towels - plain and neutral are always best	
Remove any floor mats and small rugs, toilet seat covers etc	
Check toilet paper roll (neat), all cleaning products are hidden	
Ensure toilet seat is DOWN!!	

MISC	NOTES