

# *Heirloom Images*

Prepping Your Home for Photos



## Let the Fun Begin!

Making your home look its absolute best is essential to assist in the speediness of the sale of your home and getting top dollar. Because homes are most often first viewed online, great images are a must. So you will want your home ready at this time. First and foremost, I strongly recommend listening to suggestions made by your realtor because they know your market. If getting your home prepared seems overwhelming, they may suggest hiring a professional stager. However, if you plan to tackle this on your own, I have made a list of preparation tips that I know as a professional real estate photographer, will help capture beautiful images of your home. **YOUR HOME MUST BE READY WHEN I ARRIVE. MY SCHEDULE DOES NOT ALLOW TO PREPARE WHILE I AM THERE.**



## The Basics

- Clean the whole house. Vacuum, dust, mop, clean windows, clean sinks, showers, tubs, all countertops etc.
- Clean woodwork including interior & exterior of doors.
- Open curtains/blinds letting in all available natural light. (Note: make sure blinds are level across the bottom. Crooked blinds stand out in images making the room look unkempt)
- Remove all clutter
- Turn off all ceiling fans, TV's, monitors etc.
- Put valuables away. This is so easy to forget, but you do not want your precious items to be exposed online!!!

- Turn on all overhead lighting and lamps. Be sure to replace burned out bulbs and ideally use bulbs of the same color temperature. Meaning, if you have tungsten, then be sure to use the same type of bulb. Ideally, bulbs around 5500 Kelvin throughout the house will give you the best lighting, PLEASE DO NOT USE FLOURESCENT! It gives the room a greenish cast.
- Neatly make all beds
- Remove small rugs/mats exposing the natural flooring. (It is not necessary to remove larger rugs unless they are dirty or tattered)
- Put toys away (especially in the common areas).
- Place shoes and coats out of sight.
- As much as we may hate to crate or contain our pets, I have found that they are very curious about the stranger (me) in their home and many love photobombing your images (ha ha!). So, I ask that you either take your pet from the home or crate/contain them while I am there.

### Exterior of Home

- Keep lawn mowed and trimmed
- Clean landscaping (including trimming shrubs and removing debris)
- Mulch gardens if possible
- Remove cobwebs
- Remove trashcans, hoses, bicycles, toys etc.
- Open pool cover if possible, clean pool of debris and remove cleaning supplies
- Close garage doors
- Remove all vehicles from driveway or front of home if possible
- A few potted plants are a nice touch if the time of year allows  
(Not too many plants, however. One larger potted plant by the front door is more visually appealing than 10 small pots in a straight row on the floor)

## • Living/ Family Room

- Remove clutter such as newspapers, magazines, coasters, remotes, games and kids toys.  
Fluff cushion, hide cords (if possible)
- Remove personal pictures from mantle and all personal pictures from the walls (perhaps replacing them with artwork if needed)  
Clean interior of fireplace

## Kitchen

- Make sure sink is empty and clean
- Clear countertops of mail, soaps, towels, dish scrubbers, knife blocks, etc. (I recommend not more than one small appliance on the counter such as a coffee maker or a stand mixer). The less on the counter, the nicer the final images will appear.
- Remove items on refrigerator.
- Clean cooktops and microwaves of dirt, burned on food and prints

## Dining Room

- Remove clutter
- Straighten chairs and space evenly
- Remove high chairs/booster seats
- If you wish to go the extra mile, add a decorative place setting that is in style with the room. Not necessary though.

## Bathrooms

- Clear & clean countertops. Hide toothbrushes, hair products, soaps, towels, etc. (remember less is more in the final image)
- Remove dirty towels and replace with clean neutral colored towels. These can be purchased reasonably at your local Walmart, TJ Maxx, or even the Dollar Store.
- Leave nothing in tubs or showers. (shampoos, loofahs, soaps etc)
- Put toilet seats down and place toilet brush out of sight.
- Remove bath mats

- Respectfully (and hopefully understandably), I will not handle personal items (meaning used washcloths, towels, dirty clothes etc). So, please have them out of sight.

### Master Bedroom

- Make bed (adding decorative shams/pillows for a more luxurious feel)
- Press bed skirts
- Remove clutter from desks, nightstands, dressers, etc.
- Store away charging cables
- Remove larger family photos
- Tidy the closet if it is a selling feature. (It may get its picture taken!)

### Kids/Guest Rooms

- Remove wall stickers/posters
- Remove diaper genies
- Neatly make beds
- Clean under beds removing items that may show in photos
- Put toys away (neatly on shelves is absolutely ok)

### Pets

- Remove fur from furniture (lint rollers make this easier)
- Place food & water bowls out of sight
- Remove pet beds from common spaces
- Scoop litter boxes & place out of sight
- Crate or contain your pet while I am photographing your home