

PHOTOGRAPHY PREP CHECKLIST



I have put together this pre-check list so that when I arrive on site, it is 100 percent photo ready. My goal is to photograph your house to make it stand out in the listings.

OVERALL PROPERTY PREP

- BE PHOTO READY Cleaning and staging needs to be finished prior to my arrival, preferably the day before the photo shoot. Once on site and shooting, I may move small items such as flowers, small pictures, etc. to better the composition. Larger items need to be staged before my arrival.
- SECURE OR REMOVE PETS I am a huge pet lover, having dogs, cats, birds my whole life. Having said that all pets need to be secured or taken off property for the photo shoot. I will be bringing in expensive delicate photo gear that I will be using from room to room. Not all gear will be with me at all times. A flip of a dog's tail could topple a tripod and camera. This is for the safety of myself and my equipment. MLS rules also state that no persons or pets are allowed in any MLS images. Any pet accessories (bowls, beds, crates, etc.) should be removed completely out of site as well).
- NOT TO BE SEEN Occupants should plan on being off the property or be in areas where they can't be seen in the photo shoot. Many rooms are combined in photos, people can cause shadows and unwanted reflections, and as mentioned earlier, I will have gear set up throughout the house, increasing the risk of possible damage.
- GARAGE BEST PLACE FOR STORAGE Most of the time a garage is not photographed so it can be a great place for temporary storage of items that you have moved for the shoot. (Exceptions are garages that are extended living space- workshop).

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EXTERIOR PREP

- NO VEHICLES Kindly remove all vehicles from the front of the driveway, and if possible remove vehicles from the street in front of the house. many front exterior shots show the property at its best from the street in front of the house. clean driveway of debris and stains if possible. please don't wash driveway day of shoot as it could present puddles and uneven wet spots.
- TRASH CANS Remove trash cans from front and or back of house.
- HIDE HOSES Please remove hoses the day before as they can also leave wet spots or puddles in the photograph.
- YARD PREPARATION Please mow, trim and all gardening the day before the shoot if possible. Front and backyard should be completely free of items such as toys tools, anything that takes away from the yard itself .
- SPRINKLERS Please turn off sprinklers day of shoot as they could also create puddling in the photos.
- PET POOP Please clear all outside photographable spaces
- POOL AND SPA PREP Please have pool cleaned and ready for photoshoot. Remove any covers. Remove any hoses and visible vacuums. remove everything to make pool and spa look its best. Also please turn off the spa if its on, and let the realtor know where the on off switch is.

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- WATER FEATURES Fountains, waterfalls should be cleaned for photo shoot. Let realtor know where the on-off switch is for the water feature.
 - FOR-SALE SIGNS Please remove visible for-sale signs from the property, if possible by the realtor if it has already been installed. Visible signs violate MLS photo rules, and can't always be edited out. Best to schedule sign installation for after the photo shoot.
 - PATIO FURNITURE & OUTSIDE FEATURES Clean outside furniture, clear of debris and cobwebs. Barbecues and all outside features should be clean and photo ready. Again please don't use a hose the day of the shoot as this could also create puddling and or dark spots in the picture.
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INTERIOR PREP

- KITCHEN Less is more in the kitchen photos. removing as much clutter from the counters. Pictures, magazines, sponges, any cleaning products ect. the more countertop and less everything else is best. Refrigerators and appliances should be clean and clear of magnets towels ect. also remove any throw rugs from the floor. windows should be clean and streak free

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- BATHROOMS All personal items should be removed out of sight. toothbrushes, soaps ect. decorative candles soaps, flowers ect. are preferred.
 - BEDROOMS Beds should be made as wrinkle free as possible, sheets tucked in not showing underneath top cover. counters should be as clutter free as possible, and as clean as possible. remove throw rugs, windows should be clean and streak free. Remove laundry baskets.
 - TRASH CANS Remove all trash cans from every room for the photoshoot. they can be distracting.
 - PORTABLE FANS Ceiling fans are a great selling item and should be photographed. Portable fans should be temporarily removed
 - CORDS Whenever possible its best for the room lines in a photo to remove all cords to keep the room lines as clean as possible.
 - ENTRY WAYS Keep the entryway as clean and clear as possible. Stands, racks, shoes, umbrellas ect. should be removed from the entry way for the photo shoot.
 - WINDOWS AND BLINDS All windows should be clean and streak free. Windows with blinds or curtains with a view should be open as we will incorporate the view into the shot.
 - LIGHTING Before I arrive please make sure all inside lights are turned on. Check all bulbs and replace before my arrival. This makes a big difference in the interior photos to have all lights working and on.
 - CEILING FANS Please have all ceiling fans turned off prior to my arrival.
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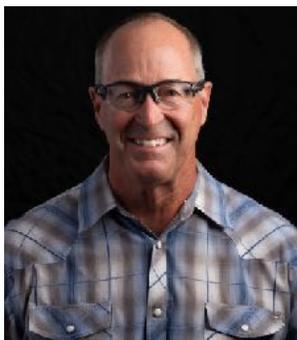


TWILIGHT PREP

Twilight shoots need further special attention. Because of short shooting period during best light the following steps should be taken prior to my arrival for optimal lighting.

- TURN ON ALL EXTERIOR AND INTERIOR LIGHTING All lights need to be turned on. Please replace any burned out bulbs, make sure all lights are working properly before my arrival, preferably the day before.
- POOL AND SPAS Take off all covers and remove them out of sight. Turn on the spa and make sure all lights are working and on before my arrival.
- WATER FEATURES Have all water features turned on with lights before my arrival

Thanks so much for taking the time to go over this photo pre-check. It really helps me make the most of my time in getting the best photos of your home.
Please don't hesitate to call with any questions or concerns.



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