

Pre-shoot checklist

A prepared house photographs better and keeps the shoot on time, and the 3D tour and video cannot be fixed in editing the way photos can.

Most of this takes a few minutes a room. Work through it the day before, and the morning of the shoot comes down to lights and blinds.

Light and windows

- ☐ Turn on every light, including lamps and closet lights.
- ☐ Open the blinds and shades, and set them the same way from room to room. If one is broken and has to stay down, put them all down so the rooms match.
- ☐ Replace dead bulbs before the day of the shoot.
- ☐ Wipe down windows and mirrors.

Throughout the house

- ☐ Put away anything you do not want photographed. Every room is shot from every angle, so moving something to a corner still leaves it in frame.
- ☐ The garage is the best place to put it. Garages are not photographed unless you ask.
- ☐ Take down family photos. Art can stay.
- ☐ Clear the countertops.
- ☐ Fluff the pillows and fold the blankets.
- ☐ Put remotes and chargers in a drawer.
- ☐ Straighten the rugs, and take up the doormats.
- ☐ Put pet bowls and litter boxes away.
- ☐ Move the cars out of the driveway.
- ☐ Put the trash cans out of sight.

Bathrooms

- ☐ Put away toilet paper, plungers, shampoo, razors and toothbrushes.
- ☐ Take the towels off the hooks and put them away.
- ☐ Put the toilet seats down.
- ☐ Clear the counters.

Outside

- ☐ Mow the lawn.
- ☐ Spray down the driveway and walkways.
- ☐ Coil the hoses.
- ☐ Put toys and tools away.

Basements and storage

- ☐ Push clutter to the edges of the room rather than the middle, so the floor reads as open space.
- ☐ If a basement or an unfinished space needs to be photographed, tell your agent before the shoot.

A professional clean

Of everything on this list, a professional clean makes the single biggest difference, especially in kitchens and bathrooms.