

Pre-Listing Photography "Client Check List"

Exterior - Clear the front and back yard of any photographically undesirable items

- Automobiles must be moved no less than 2 houses from house...some times farther. (Can be done just before photo shoot)
- Sweep driveways, side walks, hard surface side of house pathways, decks and porches front and back yard, etc.
- Winter Time** - Remove snow piles, de-ice hard surface pathways front and back yards.
- Remove toys, tools, yard maintenance machines, landscaping materials, bags of fertilizer etc. and put in garage.
- Coil garden hose neatly or remove and store in garage.
- Store garbage cans in garage.
- If possible paint (touch up) exterior of house if it is needed....especially around entrances.
- Repair door handles and knobs etc...replace if possible where needed.
- Organize deck furniture. If table umbrella not working remove or replace.
- Repair any cracked or broken windows, window molding, fences, gates if obviously hanging out of position etc.
- Mow & edge lawn front and back yards, trim trees, bushes etc...remove fallen tree branches, leaves. Plant flowers to add color...etc. Landscaping very important feature for good photos!!
- Push rock back into area, add rock where sub surface liner is bare and revealing.
- Replace burned out exterior light bulbs - house & landscape**

Interior - Your house should look like a model home if at all possible.

- Open all curtains and fix any blinds that are obviously in disrepair and position blind louvers to horizontal position.
- Remove any hanging mobiles, balloons or anything of that nature that would be a distraction.
- Make beds, vacuum floors, clean windows (some not possible), mirrors, glass table tops.
If possible remove excersize machine from bedroom. (Or we can move around during photo shoot if not over weight.)
- Remove and store toiletries from bathroom sink counters, showers stalls, etc. Clean the sinks, shower stall glass etc....
- Put all dishes away in kitchen....(if desired, kitchen or dining room table can be completely set up with table setting...adds to photo appeal)
- Put food items away, cereal boxes, fruit, bread loaves etc....unless its appearance adds to the decor.
- Remove all magnets and other items attached to refrigerator doors and sides.
- Fold blankets, and drape over furniture if this is where they go or store out of the way.
- Put personal items away such as clothing, shoes, boots etc...
- Remove and store... laptops, wireless phones and other devices such as remote controls etc....unless their presence adds to the decor.
- Turn on all lights and replace all burned out light bulbs before photo shoot.**
- Remove pet cages...if not possible we will move out of way and return after photo shoot.
- Repair cabinet doors, floor molding bathroom counter, kitchen counter etc....if possible...some times we can clean up with Photo Shop.

Not all of these suggestions will apply to your home. We also know that not all is possible and we almost always have to move some things out of the way such as furniture and lamps etc. to create great photos.

Thanks for the opportunity to serve you and if you have any questions feel free to call Rich any time at 303-229-6481.