

PROPERTY CHECK LIST

(for residential properties)

Please go over this property checklist for readiness!

BASIC PREPARATION

- **Be ready for photoshoot:**

Cleaning and staging needs to be done before I arrive, preferably the day before your photoshoot. I may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before I arrive, and staging accessories need to be in place as well.

- **Secure or remove pets:**

Dogs must be secured or off the property to ensure the safety of myself and my equipment. MLS rules also prohibit people and pets from being in pictures. Cats should be secured as well, although they usually pose fewer problems than dogs (cats often just hide). It's also a good idea to hide pet food and water bowls as well.

- **Plan not to be seen:**

All occupants should plan on either being off the property or remain in areas where they can't be seen during the photoshoot. Rooms overlap in the photos, people can cause shadows and reflections, and there is risk to equipment that will be setup throughout the property.

- **Use the garage for storage:**

I normally don't shoot garages, so this is a place to store items you'd like to hide.

OUTSIDE PREPARATION

- **Clear the cars:**
Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view as possible of your property.
- **Do NOT wet driveways:**
If a wet look is desired, please wait for the photographer, Tom will do this when the time is ready, or this effect can be added in the editing process. Watering driveways can cause patches of dry spots and puddles, so adding it in post may be best.
- **Hide trashcans:**
Trashcans can be placed on the side of the property or in the garage.
- **Hide hoses:**
Do this the day before the shoot since hoses can drip water onto the pavement when being moved, leaving puddles in your pictures (and they are not desirable to look at).
- **Mow, trim and rake the yard:**
Do this prior to your photoshoot (a lawn full of debris does not look good in photos)!
- **Turn off sprinklers:**
Do not water the day of the shoot to prevent puddles on pavement, and having a wet lawn (it may be a muddy mess).
- **Scoop the poop:**
If there is a dog, make sure that all of their droppings are cleared from the yard.
- **Prep pool and spa:**
If there is a pool and/or spa, please have it clean with covers removed. For spas, provide instructions on how to turn it on (and turn on lights).
- **Prep water features:**
If there is fountains, waterfalls, etc., please have them cleaned and provide instructions how to turn them on (if necessary).
- **Remove for-sale sign:**
The for-sale sign should be removed from the property or installed after the shoot, since visible signs violate MLS policies and can't always be edited out.
- **Clean patio furniture:**
Dust and remove cobwebs from all outdoor furniture. Do not hose down the furniture the day of your shoot, since this can create dark spots on fabric, and puddles.

INSIDE PREPARATION

- **Declutter kitchen:**

A few items on the counters may be fine (flowers, bowls w/ fruit), but dishes, sponges, rags, etc. should be put away. It's best to remove all magnets, pictures, etc. from the refrigerator, counter tops and remove throw rugs from the floor.

- **Declutter bathrooms:**

Toothpaste, toothbrushes, razors, and other "personal" items should be hidden. Decorative unused soaps, candles, flowers, etc. are preferred. It's also good to remove all throw rugs from the floor.

- **Prep bedrooms:**

All bedrooms should have their beds made and items put away (no personal items)!

- **Hide trashcans:**

Trashcans can distract so it's best to hide all of them in closets or the garage.

- **Ceiling fans and portable fans:**

Turn off all ceiling fans and hide portable fans in closets or the garage.

- **Hide cords and remotes:**

Sometimes electrical cords can't be hidden, but you will have more appealing pictures if you can hide TV remotes, game consoles, and any noticeable cords.

- **Clear entryways:**

Remove all clothing, shoes, umbrellas, and undesired items from entryways.

- **Open blinds and curtains (with desirable views):**

Your indoor photos will show outdoor views (if acceptable, not close proximity to neighbors or unappealing views).

- **Turn on lights:**

Before I arrive, please make sure all interior lights (and needed exterior lights) are turned on. Replace all burned-out bulbs at least 24 hours before the photoshoot.

TWILIGHT PREPARATION

If you have scheduled a twilight shoot, the following items to prepare for are essential before I arrive.

Note - Twilight photography is on a very tight schedule, so to ensure optimal lighting, so please make sure all of these items are ready!

- **Turn on all interior and exterior lights:**

All lights throughout the property need to be turned on. Please replace all burned-out bulbs at least 24 hours before the photoshoot.

- **Turn on spas and remove covers:**

If you have a spa, remove the cover, and turn it on before I arrive. Turn on lights in spa as well.

- **Turn on pool lights:**

If there is a pool, turn on the pool lights before I arrive.

- **Turn on water features:**

If there are fountains, waterfalls, etc., please turn them on before I arrive.

Thank you for your time and patience to go through this checklist!
If you have any questions, please feel free to contact me.

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