

This list looks daunting, but the better the home shows in photographs to potential buyers the more likely they will want to view it and buy it. You are trying to show off the home's best features; a lot of "stuff" can distract from those features.

General Prep Work

- Remove excess furnishings and knick-knacks from rooms. Large amounts of furniture and decorations do not generally photograph well and can distract from the home's features.
- Pick up throw rugs in entryways, kitchens, and bathrooms so that the floor can be clearly seen.
- Wash the windows (or have them washed).

Home Exterior

- Remove cars, etc. from the driveways. Do not park directly in front of the house.
- Move garbage and recycling cans out of sight.
- Remove all garden tools, hoses, and clutter.
- Mow the grass, rake up leaves and debris, pull weeds and remove any dead vegetation.
- If you are feeling ambitious, plant some fresh flowers in empty planters and pots.
- Sweep driveways, sidewalks and patios.
- Straighten lounge chairs, put away cleaning tools, and set up the patio umbrella if you have one.

Living Room & Dining Room

- Tuck the remote controls in a drawer or together on a table - organized.
- Conceal exposed cables and cords as much as possible.
- Remove clutter, personal photos, toys, etc. from bookshelves, tables and the floor.
- Wash any glass surfaces including table tops, cabinet doors and windows. Smudges are noticeable.
- Straighten pillows and throws.
- Setting the dining table with nice dinnerware & centerpiece can give a nice feel, but is not required.

Kitchen

- Put small appliances, knife blocks and kitchen gadgets away and off the counters
- Remove photos, notes, papers and magnets from the refrigerator.
- Clean the major appliances: refrigerator, oven, stove top, range hood, and dishwasher.
- Wipe down the counter tops.
- Clear the sink of dishes, sponges, towels, etc.
- Move trash cans out of site.

Bedrooms

- Make the beds neatly; straighten the bed spread and pillows.
- Pick up and put away clothes and shoes.
- Remove items from bedside tables books, magazines, pictures, clock radios, etc.
- In the kids' rooms, put excess toys out of sight. Take excessive posters and drawings off the walls.

Bathrooms

- Clear off the counter tops; just about everything should be put away.
- Remove personal care products and children's bath toys from the shower and tub.
- Make sure towels are folded neatly and are straight on the towel bars.
- Close the lid on the toilets.
- Mirrors and shower doors should be clean.

The Day of The Shoot

- Turn on all the lights inside. Turn OFF the ceiling fans.
- Open the blinds, shades and curtains.
- Remove all pets and pet items (crates, litter boxes, food/water dishes, toys, etc.)