HOMESNAPS MEDIA

Shoot It. List It. Sell It.

PHOTO PREP GUIDE

First impressions are everything. A clean, clutter-free home photographs beautifully and helps buyers picture themselves living there. Use this checklist to get the home shoot-ready before we arrive — the little things make the biggest difference online.

WHOLE-HOME ESSENTIALS

- [ ] Thoroughly clean the whole house — vacuum carpet, mop floors, wipe countertops, clean the insides of windows
- [ ] Turn ON all overhead lights and lamps
- [ ] Replace burned-out bulbs; use the same bulb color throughout (all warm or all cool)
- [ ] Turn OFF all ceiling fans
- [ ] Turn OFF all TVs and computer screens
- [ ] Open all blinds and window treatments to let the light in
- [ ] Make every bed
- [ ] Put away shoes, jackets, and small floor rugs so we see the real flooring
- [ ] Remove personal photos or swap them for neutral art

KITCHEN

- [ ] Clear the countertops completely — no knife blocks, baking supplies, or mail
- [ ] Leave out one small appliance at most, like the coffee maker
- [ ] Clear the front of the fridge — magnets, papers, photos
- [ ] Load any dishes into the dishwasher and empty the sink
- [ ] Tuck the trash can into the pantry or a closet

DINING ROOM

- [ ] Clear, dust, and polish the table
- [ ] Add a simple centerpiece — a bouquet works great
- [ ] Straighten and evenly space the chairs
- [ ] Remove high chairs and booster seats

LIVING / FAMILY ROOM

- [ ] Clear magazines, mail, papers, and tissue boxes
- [ ] Tidy the fireplace, mantel, and hearth
- [ ] Fluff and arrange the throw pillows
- [ ] Hide the remotes
- [ ] Wipe down the end tables and coffee table
- [ ] Put away kids' toys

BATHROOMS

- [ ] Clear the countertops completely — soap, toothbrushes, medications, deodorant
- [ ] Put all toilet seats down
- [ ] Remove shampoo, soap, and loofahs from showers and tubs
- [ ] Set out only fresh, unused towels; remove the dirty ones
- [ ] Close closet doors and pick up floor mats

BEDROOMS

- [ ] Make the bed, including decorative pillows and shams
- [ ] Press the linens and bed skirt
- [ ] Clear nightstands and dresser tops of personal items and clutter
- [ ] Tuck away phone and tablet charging cables
- [ ] Remove family photos and personalized name décor from the walls
- [ ] Clear anything under the bed that could show in photos

EXTERIOR — FRONT

- [ ] Move all cars out of the driveway and away from the front of the home
- [ ] Mow, trim the shrubs, and clear the leaves
- [ ] Sweep cobwebs from the eaves and doorframes
- [ ] Put away empty planters, water hoses, toys, and sports goals

BACK YARD

- [ ] Tidy the porch and straighten outdoor furniture and cushions — fresh, not faded
- [ ] Clear kids' toys and yard games
- [ ] Clean the pool and hide the vacuum hose and cleaning supplies
- [ ] Put away water hoses and trash cans

PETS

- [ ] Put food and water bowls, beds, and toys in the pantry or a closet
- [ ] Run a lint roller over the furniture
- [ ] Contain pets in a hidden crate or take them outside
- [ ] Pick up the back yard

WHAT TO EXPECT

We want your home to look its absolute best online — and that comes down to teamwork. Please have all cleaning and staging done before we arrive so we can stay on schedule for you and every other client that day. We would love to help style your home, but we are photographers, not stagers, so we cannot clean, declutter, or rearrange during the shoot.

WHAT WE DON'T DO

For time, insurance, and liability reasons, our team does not:

- Move or rearrange furniture
- Make beds, clean, dust, or declutter
- Pick up toys or yard items
- "Photoshop" out vehicles, power lines, wall damage, cords, or wall photos
- Handle personal bathroom items like shampoo, toothbrushes, or towels

Let's sell this property!

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