



Coastal Living Photography Pre-Session Checklist

Prepping your home for photographs is very important to expedite the process and to allow the buyers to see your property under ideal circumstances. Impactful images strive to bring people to your door. Please use the checklist below as a starting point before your session with the photographer.

Exterior: Front and Back

- Remove cars from driveway
- Close all windows
- Mow and trim as needed and sweep walkways
- Pick up leaves, sticks, branches
- Put toys, bicycles away
- Store seasonal décor
- Stow garden hoses, tools, supplies
- Straighten and arrange deck furniture
- Add a bottle of wine, glasses (if possible) to deck table
- Clean pool area and remove automatic skimmers/ chlorinators

Interior: Main Areas

- Remove personal items/photos (whole house)
- Remove all visible clutter
- Open shades/blinds or open all blinds to 90 degrees if necessary
- Replace burned out light bulbs
- Tidy up or put away all children's toys
- Empty waste baskets
- Hide pet dishes/toys/beds
- Vacuum carpets
- Sweep hard floors
- Remove newspapers, mail (personally identifiable information)
- Display attractive books
- Turn off televisions
- Turn on all lights
- Turn off all ceiling fans

Interior: Kitchen

- Remove all items from refrigerator door
- Store all food in cabinets
- De-clutter counters, stove
- Stow small appliances
- Hide soaps, cleaning items
- Hide dish towels, sponges
- Clear sink of dishes
- Put away draining rack
- Organize items on open shelves
- Place bowl of fruit on counter

Interior: Dining Room

- Straighten/push in dining chairs
- Add centerpiece, candles or add a vase of flowers
- Set the table for dinner (if possible)
- Add a bottle of wine, glasses (if possible)

Interior: Bedrooms

- Make the beds
- Arrange decorative pillows
- Put away clothing, shoes
- Clean under the bed (the flash sees everything)
- Clear surfaces of clutter

A few tips from the photographer:

- Store clutter in closets as necessary. Unless the closet is very well designed or a large selling point, they will not be photographed. If they are to be photographed, then prepare them like the other rooms above.
- The same goes for garages and laundry rooms. They don't need to be photographed unless they are above average areas that add to the listing photos.