

How to prepare your home for Photography

First and foremost – The entire home needs to be ready before the photographer gets there. We do not have time to move everything or wait for each room to be readied. **NOTE: If possible, Realtors ask the Homeowners to leave during the time of the shoot, this makes it faster and easier. This checklist is a great way to make sure this happens and you are ready. Realtors and Homeowners please read this before your photography appointment. NOTE: Realtors please remove all temporary signage before we get there. IE: Coming soon, Comcast, Brinks, etc.**

PHOTOS – VERY IMPORTANT

All photos of Children, Adults, Pets, and other things that identify the family should be removed ahead of time if they don't want them in the photographs. These are very sensitive and you must remember that these images will be on the World Wide Web. Protect your family. **NOTE: Names of children on walls in bedrooms should be removed as well. If there's a picture and a name it can be a bad situation.**

Exterior and Yard

The Yards should be mowed and leaves blown off the grass or picked up. Put away all trashcans and recycle bins. Make sure water hoses are rolled up or stored. No security signs should be visible if possible; These do not look great for the curb appeal. All Children's toys, trampolines, and bikes should be stored in the garage or other area. Please update your MULCH and or groundcover and flowers for color. **Please make sure all vehicles are removed from the driveway. Also, make sure they are not parked in front of the home on the street.**

Patio – Both front and back. Please make sure these areas are swept or blown off and free of grass, weeds and or clutter. Please make sure that the cushions are clean and shiny for photos. Please make sure chairs and lounges are straightened. Please ask your Realtor about the umbrella if applicable. Glass tables should be clean. BBQ pits should be cleaned or uncovered and look great or removed. Plants and planters should be clean and neat, trim your plants.

Power-washing – Please, please, please power wash your sidewalks and drives, and pool decks and the side of your home if its growing grass or looks green. This is very important to a clean and seamless look for photos. Make it shine....Simple as that....

Pool – Pool should be cleaned the day of or the day before and checked again right before the photo shoot day. Remove all pool accessories, IE: basketball hoops, noodles, floats, etc. prior to the shoot. REMOVE pool sweep's, if you do not your realtor can incur Photoshop charges for us to remove it. PLEASE check and turn on the fountain ahead of time before the shoot, check to see if it dumped leaves and dirt or foam into the pool before we get there.

Holiday and decorations – Please remove these, they date photos and promote certain preferences for the public.

Twilight shots – HDR doesn't require a watered-down driveway or sidewalks but if you prefer please have a water hose at the property to cool down the concrete. ALL LIGHTS MUST BE ON AND WORKING. All doors and windows with blinds should be open. Twilights are best with yard lights. We will be setting up 30 min before sundown and be there approximately 15 minutes after. You need to stay out of the windows and do not come through the doors. Make sure pool lights and fire pits are working and running prior to our arrival. Candles should be lit and ready at the time of the shoot. Check and re-check. AGAIN, RE-CHECK LIGHTS AHEAD OF TIME.... We only have a few minutes to get it right. **NOTE: ALL lights and fountains and pool lights etc. that will be in a shot in the backyard should be checked and turned on prior to our arrival to ensure a seamless setup and photoshoot.**

Light bulbs and Color – Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs. This goes for interior and exterior equally. Example: If there are 3 porch lights use the same color and watt bulbs.....

INTERIOR OF HOME -

Lights

All lights in the house must be turned on. “Replace burned out bulbs”. Ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs. This goes for interior and exterior equally. Example: If there are 3 porch lights use the same color and watt bulbs.....

Windows – Ladies and Gentlemen,,,, These are important, very important. PLEASE clean your windows. Inside and out. Dirty windows WILL show up in photos and it looks like you don't care about getting the home ready. People do look at this a lot. Ask your realtor about a window cleaning service or Realtors offer your clients one. They are relatively inexpensive and can make a world of difference. Try and get these cleaned a day or so before the shoot, Kids, grownups, and pools ruin cleaned windows due to fingerprints and splashed chlorine water on them. Take this seriously.

Paint and Touch Up Paint – This Folks, is another serious problem for photos. Touch up paint MUST MATCH. Don't just say well, we painted it... Check it and make sure it dry's and doesn't look bad. Make sure you are diligent with this particular item. Unless you plan to get talked down on price and let a prospect think that there's a ton of work they must do, paint can make or break a sale, I have seen this. If there is too much TU Paint that doesn't match or looks terrible on several walls usually the photographer will not do the shoot. we will recommend that It be rescheduled until after the paint is fixed. YES, it's that important to your photographer, and your Realtor. Scuff marks can usually be removed with a Mr. Clean magic eraser. Please do not quote me on this and I make no guarantees, but it has worked for hundreds of clients in the past. Consult your Realtor or local home store for questions about this item..

Kitchen – There should be no dishes on the counter. Empty and clean sinks. Coffee pots etc., should be moved and put away unless they are esthetically pleasing. Straighten plants, remove cutting boards, sink strainers, soap, and pans or debris. Remove magnets and pictures from the fridge, remove or store trashcans, and any pet accessories. Phones and chords should be removed. Oven and range should be clean and sparkling for photos, YES it will show up. Please turn on stove light and under counter lights. Check these ahead of time. Straighten chairs and tablecloths if applicable. Remove clutter from top of refrigerator or cabinets. **LESS IS MORE** for this purpose. Organize pantries and remove any brooms etc. in case you realtor wants a shot of this. You know if you have nice pantry that will be shot...Please make sure this room is ready as well... Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Child Toys and high chairs should be out of site and not in any picture view.

Laundry Rooms – These areas seem to be the throw everything in there rooms, LOL. IF, you have built in cabinets or a huge laundry that is a benefit to the home being sold, PLEASE keep this room clean and straightened. We will be shooting these rooms.

Living Room – The living room is one of the **most important** rooms to get ready. We shoot an average of 6 photos of your living room with the wide-angle lens and there is a lot in these photos. It should be cleaned.

straightened, free from clutter, blinds open, vacuumed if applicable or swept, floors polished if hardwood, have all toys put away and only living room furniture in the room. Please make sure nothing can be seen behind couches or chairs as we shoot from the edge of the wall. All chords for electronics or lights should be put away or unplugged and moved to storage for the shoot. NOTE: You can see the backyard, kitchen, and dining room etc., from the living room shots so plan accordingly to have all areas ready to go before we step foot in your home. Color makes shots pop, straighten all pillows and blankets and try and add some color, Ross \$3.00 for a colorful pillow... Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Bedrooms – Please remove personal items, images that you don't want in the photos, shoes and clothes from all areas, straighten furniture and bed skirts, comforters, and make sure that all areas of carpet are vacuumed and hardwood swept and polished. Rugs should look new. NOTE: bed skirts can look terrible if one corner is sagging and not tucked in properly. Please step back and check the entire bed for these problems before we arrive. Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Den/Game Area – Move and hide wires, straighten books, straighten pictures and plants, remove all items from desks and cabinets, put away toys and objects that do not fit the room. Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Bathrooms – Hall and Master – CLEAN CLEAN CLEAN – straighten rugs and make sure they look good, if not **REMOVE** them, remove all toothbrushes and articles from the sink area, no soap anywhere, no toys, tie shower curtains in the middle, make sure mirrors are clean, remove garbage cans unless they are esthetically pleasing. CLEAN shower doors and get rid of soap scum. Toilet seats need to be down, we don't get paid to touch these. Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Theatre Room – Please make sure that these rooms are clean and straight and ready for photos. No kid's toys, or blankets not neatly used esthetically should be in the room. Just to reiterate: ceiling fans should be turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Pets – All pet supplies and furnishings should be put away completely. No pets inside during the photoshoot. I love animals and don't really mind at all; however, they are a hazard to us for trip and fall and should be kept outside while we shoot. We don't want to hurt your pets so its best FIDO stays outside.

Garages – If you have built ins in your garage or epoxy floors that are rubberized and want these to be photographed, they must be clutter free as much as possible. This is a big job sometimes. Speak with your client or Realtor ahead of time about what needs to be done if were shooting the garage. This needs to be ironed out before we get there. If garage windows face a pool CLEAN THEM PLEASE...Don't forget these...Man caves or converted garages same principle as all the rest. Just to reiterate: ceiling fans should be

turned off and clean. Please replace all bulbs with the same color temperature - **IE soft white or daylight bulbs** - so that they match, this looks way better in photos... Just to reiterate again. PLEASE replace bulbs with the same color temperature, IE soft white or daylight bulbs in all fixtures and try and make rooms the same color bulbs.

Weather – Folks, dark and gray and cloudy do not sell real estate, I promise you. DO NOT RUSH YOUR REALTOR,, Prepare ahead of time to be flexible in case it rains or looks like crap outside. Houston has 2 weather patterns, one from the gulf and one from the panhandle of Amarillo. They swirl right over us here in Houston so our weather is very unpredictable. PLAN for this.... If its gray and cloudy you will absolutely hear us say RESCHEDULE, be prepared for this and be flexible for this. Please remember this as you plan to go on

Inside Temperature IE; AC – Your home needs to be cool for showings and certainly photography. The optimal temp is 76* Your AC will filter out most of the humidity in your home and that's what photographers need to properly do our job. If the house reaches 80* and my lens starts to drip water or sweat, the shoot could be over. Example: If the AC is not working and I am there without an owner or a Realtor and it can't be fixed we will reschedule until it can be. This is worst case scenario, please check ahead of time that your AC works. It needs to for showings as well anyway...

If you have any questions please call James Allen @ 615-900-6070

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