

75 POINT CHECKLIST FOR PHOTOGRAPHY

Our goal is to present your home at its best. Your goal should be to present a clean, spacious, clutter-free home – the kind you’d like to buy! Photographs could possibly make or break the sale of your home, so we’ve created a checklist to help you prepare your home for photos:

Curb Appeal

1. Mow lawn and trim shrubs
2. Edge gardens and walkways
3. Remove all cars from driveway
4. Hide garbage cans inside garage
5. Sweep walkways and driveways, remove branches, litter, and toys
6. Add color and fill bare spots with plantings
7. Remove mildew or moss from walls or walk with bleach and water
8. Take stains off your driveway with cleaner or kitty litter
9. Stack woodpile neatly
10. Clean and repair patio and deck areas
11. Remove any outdoor furniture that is not in good shape

- ~~12. Make sure pool is sparkling clean~~
13. Replace old storm doors
14. Check for flat-fitting roof shingles
15. Repair broken windows/shutters, replace torn screens, make sure frames and seams have solid caulking
16. Hose off exterior wood and trim, replace damaged bricks or wood
17. Clean and remove rust from any window A/C units or store them away
18. Paint the front door and mailbox
19. Add a new front door mat and consider seasonal door decoration
20. Shine brass hardware on the front door, exterior lighting fixtures, etc.
21. Make sure doorbell is in working order

General Interior Tips

22. Add a fresh coat of interior paint in light, neutral colors
23. Shampoo carpeting, replace if necessary
24. Clean and wax hardwood floors, refinish if necessary
25. Clean and wash kitchen and bathroom floors
26. Wash all windows, vacuum blinds, wash window sills
27. Clean the fireplace
28. Clean out and organize closets, add extra space by packing clothes and

- ~~items you won't need again until after you've moved~~
29. Remove extra furniture, worn rugs, and items you don't use: put away papers, toys, etc., especially from stairs
30. Repair easy fixes: loose doorknobs, cracked molding, leaky taps and toilets, squeaky doors, closet or screen doors off their tracks, etc.
31. Add dish of potpourri or drop of vanilla or bath oil on light bulbs for scent
32. Secure jewelry, cash, or other valuables

Kitchen

- 33. Make sure appliances are spotless inside and out (try baking soda for cleaning Formica stains)
- 34. Make sure all appliances are in working order
- 35. Clean often-forgotten spots on top of fridge and under sink

- 36. Wax or sponge floors to brilliant shine, clean baseboards
- 37. Organize items inside cabinets, pre-pack anything you won't be using before your move
- 38. Keep counters as clear and empty as possible

Living Room

- 39. Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs
- 40. Consider packing away personal photos
- 41. Remove as much clutter as possible

Bathrooms

- 42. Remove all rust and mildew
- 43. Make sure tile, fixtures, shower doors, are immaculate and shining
- 44. Stow all personal hygiene items
- 45. Put out fresh towels and linens

Master Bedroom

- 46. Organize furniture to create a spacious look with well-defined sitting, sleeping, and dressing areas
- 47. Organize and minimize clutter in closets

Dining Room

- 48. Polish any visible silver or crystal
- 49. Set the table for a formal dinner to help viewers imagine entertaining here

Basement

- 50. Sell, give away, or throw out all unnecessary items
- 51. Organize and create more space by hanging tools and placing items on shelves
- 52. Clean water heater and drain sediment
- 53. Change furnace filter
- 54. Make inspection access easy
- 55. Clean and paint concrete floors and walls
- 56. Provide strong overhead lighting

Attic

- 57. Tidy up by discarding or pre-packing
- 58. Make sure exposed insulation is visible and in good condition
- 59. Make sure air vent is in good working order
- 60. Provide strong overhead lighting

When It's Time to Show

61. Make sure all marketing materials are readily available in a convenient location, such as the kitchen
62. Open all draperies and shades, turn on all lights
63. Keep the home at a comfortable temperature
64. Pick up toys and other clutter, check to make sure beds are made and clothes are put away
65. Give the carpets a quick vacuuming
66. Avoid using the dishwasher, washer, and dryer while your home is being shown
67. Add some strategically placed fresh flowers throughout the home
68. Open bathroom window for fresh air
69. Store prescription drugs in a private place
70. Pop a spicy dessert or just a pan of cinnamon in the oven for aroma. The smell of freshly-baked cookies is always appealing.
71. Grind fresh lemon in the garbage disposal or boil cinnamon sticks to add a fresh scent
72. Turn off the TV and put on some light, non-offensive music at a low volume
73. Make a fire in the fireplace (optional)
74. Put pets in the backyard or arrange for a friend to keep them
75. Make sure pet areas are clean and 100% odor-free

ANY Questions Please call our Customer Care Center at 843-416-1966