

Getting your home ready for its photo shoot

Your first “Open House” is on-line. The first opportunity buyers have to see your home is on the Internet so make sure your house looks inviting and the requests to view will come flooding in!

If you have followed the advice of your agent you should be good to go.

Once you have got the house “ready for show” you need to go thru each room and remove as many personal items as possible and that includes EVERY sign of the family pet!

One last thing - Now is a great time to have your windows cleaned!

Prep the house for your shoot. Whilst this might be obvious you need to make the house “Sparkle” for its close-up!

Do all the repairs and maintenance on your home so everything is looking the best it can then follow the guidelines below for a photo shoot to be proud of!

- Turn on EVERY light in the house both inside and out. This means EVERY light including under/in cabinet lighting. **Replace any missing bulbs now.** Make sure that every light fixture has working bulbs and that multi-bulb fixtures have the same kind of bulbs - mixing incandescent and compact fluorescent makes for strange colors in the photographs.
- Hide the garbage bin and re-cycle bins. Park the car in the street or Garage.
- Coil the outside hose and remove those loose flowerpots and driftwood you dragged home from the beach that clutter the deck.
- Sweep the pathways/deck and stage the BBQ & outside deck area to be inviting.
- Remove all coats and boots from the coat-stand/mudroom
- Remove EVERY sign of the family pet and secure the pet.
- Remove ALL toothbrushes, soap, personal care items from the sinks and bath/shower areas as well as bedside tables etc.
- Close all the toilet seat lids & add a full roll of TP to the holder & remove the toilet bowl cleaner.
- Remove bathroom floor rugs...clean and clinical is how the room should present itself. Lets see those floors!
- Use only fresh folded towels in bathrooms to give it that “Hotel Room Look”
- Add Mood setting pieces like candles and light them.
- Remove throw rugs and de-clutter the pillows off sofas. Remove books and magazines as well as remote controls from coffee and side tables.
- Surface tops should be clutter free. One or two framed photos and vase is okay but not every square inch of side table taken up with nick knacks.
- Take down and pack away your family photos. Lets see those walls! Do not fill them up with family pictures your buyer has no interest in seeing.
- Remove post-its and clean the refrigerator door, clear off the notice board and clear the kitchen workspace so buyers can see there is plenty of workspace available. Remove dishrags and dish towels. Place a bowl with live fruit on kitchen table or countertop to add some color (oranges/apples etc)
- Set the table! Give the dining area that “Party Touch” as if you were entertaining.