

Vermont Real Estate Photography

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Home Preparation Checklist

The first impression potential buyers get of your home is from the photos they see on MLS, Realtor.com, Zillow, and other websites. With limited time and countless listings to review, buyers will quickly move on if photos don't reflect well on your property. The following checklist will help ensure your home is ready to be photographed and shown to prospective buyers.



Exterior and Grounds

- Mow lawn, trim shrubs, rake leaves & sticks
- Sweep walkways/driveway
- Move cars into garage or away from house
- Hide trash and recycling containers
- Put away bicycles and toys
- Store seasonal decorations
- Put away garden tools, hoses, hose caddy
- Tidy up deck furniture
- Clean pool area

Go the Extra Mile

- Fill planters with flowers
- Add a colorful flag
- Spread fresh mulch



Interior (all rooms)

- Remove all visible clutter
- Open shades, blinds to let in natural light

- Wash windows and glass doors
- Replace burned-out lightbulbs (make sure color tones match)
- Turn on all lights
- Hide any waste baskets
- Hide pet dishes, toys, beds
- Vacuum carpets, sweep hardwood floors
- Turn off TVs, put remotes away
- Turn off ceiling fans
- Put away newspapers, mail, notes, etc.
- Remove personal items (photos, knickknacks, etc.)
- Tidy, or, if possible, hide all power cords
- Arrange DVDs, games, books neatly on shelves

Go the Extra Mile

- Display attractive books
- Remove small pieces of furniture
- Add a vase of flowers



Kitchen

- Remove all art from refrigerator
- Put away food
- De-clutter counters, stove
- Stow small appliances
- Hide dish towels, rugs
- Put away draining rack, soaps, cleaning items
- Organize open shelves
- Clean backsplashes, range hood, refrigerator

Go the Extra Mile

- Set out a bowl of colorful fruit
- Do a place setting in a breakfast nook

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Keep in mind that the best way to market your house is to declutter as much as possible, so potential buyers can visualize how their possessions would look in your home, and how they would add their own personal touches.



Dining Room

- If possible, center table under chandelier
- Add centerpiece, candles
- Organize china hutch

Go the Extra Mile

- Set the table for a dinner party
- Or, add a bottle of wine, glasses



Bedrooms

- Make beds, fluff pillows, straighten duvets
- Put away clothing and shoes
- Clear surfaces of clutter, jewelry, knickknacks
- Hide land-line phones, electric clocks
- Ensure nightstand lamps are working
- Remove posters, stickers, photos from walls
- Put away toys, books, games
- Hide tissue boxes



Bathrooms

- Make them sparkle!
- Hang fresh towels
- Remove all soaps, shampoos, etc. from shower
- Remove all personal items from countertops (tooth brushes, tooth paste, shaving tools, prescription drugs, hair dryers, etc.)
- Clean tub, shower, mirrors, glass shower doors
- Close toilet lids
- Set out fresh roll of T.P.
- Put away bath mats, scales, trash bins

It is hard to say how long it will take to photograph your home, but the more you do to get it ready, the faster I will be done. I will photograph all the main areas, but not necessarily the inside of the garage, small powder rooms, unfinished basements, or laundry rooms, unless there is something special about them. The objective is to photograph the best parts of your home to entice potential buyers into wanting to see more, and to pick up the phone and schedule an appointment or come to an open house. If you follow this checklist your home will not only be photo ready, it will also be ready for open houses and private showings.

