

Real Estate Basic Photo Prep List For Day Shoot

- **Please Be Early**

In a perfect world, if the shoot is scheduled for 1pm, the agent (or assistant) should be at the location to give themselves enough time to run through this check list below.

- **No Construction, Workers, Pets, or Unnecessary People**

*I can't tell you how many times I've arrived to photograph, and the house still has workers there - painting, staging, or cleaning. I even had a few people have an Open House while I was trying to shoot. On those occasions **I will leave and bill you for my time.** Please schedule the photo shoot so I'm not shooting around people, pets/children that run in the shot, or waiting for paint to dry so I can walk into the room and shoot it.*

- **Lights On, Fans Off, Toilet Seats Down, Beds Made, Rooms Cleaned**

It is a great help to me if all the lights are ON when I arrive. Sometimes I spend more time trying to find where a light switch is than I do photographing a room.

*I realize that some properties are never going to make the cover of Architectural Digest, and not every house is going to be sparkling clean, but **having it decluttered is helpful.** Keep in mind that **I'm not there to clean the place** or move trash cans, and for sanitary reasons, I do not touch bedding or bathroom toilets or shower areas.*

- **Remove Vehicles, Trash Cans, Hoses** (unless you want them in the shot)

*Depending on time of day, I like to shoot all **exteriors first** so arriving early to **make sure the trash cans and cars are out of the driveway** and the pool area is set is important.*

I do not like to shoot Out of Order.** I prefer to photograph the rooms as if I'm walking through the house --**to prevent missing rooms.

- **Photoshop**

This is not a magical word that cleans the house. It's true that I can edit out certain things, but nothing is more irritating than hearing "Can't you photoshop that out?" if it's something that can easily be moved before shooting. What takes you 30 seconds to move out of the way, could take me hours to edit later. I reserve Photoshop edits for emergency occasions that usually can't be corrected in person.