

Picture Ready Check List

Congratulations on deciding to sell your home!

Now let's start preparing your home for pictures so that we can more quickly turn it into someone else's home. Remember that **even though it's your home currently, the idea is to make it someone else's home**. The best way to do that is declutter and simplify your belongings so that buyers can better imagine theirs in what you hope to soon be their home. That's hard to do if all they see is your stuff instead of their future home.

Is your home vacant? Avoid letting it look abandoned.

- Ensure your home has been fully cleaned inside. If can't do it yourself, consider hiring a professional.
- If possible, consider a small amount of staging in some of the more critical areas of the home.
- Ensure the exterior is fully cleaned up of leaves, branches, hoses, trash bins, etc, and that your yard is cut. If necessary, hire someone to do it for you. Especially if you have land features such as creeks or trails you want seen.
- If possible, consider leaving the utilities on. This keeps the house more welcoming feeling to potential buyers.

Preparing the interior

- Turn on all lights and ensure all bulbs work (avoid mixing bulbs because they put off different colors)
- Turn off all ceiling fans, TV's, and computer monitors
- Clean all glass surfaces, countertops, and tops of furniture
- Hide or remove items you do not want shown such as tools, guns, or other expensive items.
- Do not use throws on furniture and avoid over using pillows
- Hide things such as papers, keys, phones, chargers, generic tissue boxes, trash cans, pet dishes and accessories, etc.
- Kitchen:** Clean all surface tops as well as oven and microwave doors, put away all dishes, hide cleaning supplies, clean sink, remove items off of refrigerator, etc.
- Bathrooms:** Hide all toiletry items from sink top and tub/shower, hide bowl scrubbers and trash cans, close the lid, remove all clothing items, minimize towels, hide laundry baskets, etc.
- Bedrooms:** Put away laundry, clear furniture surfaces of excess items, use closets to hide belongings
- Garage:** If being photographed, remove or hide items you do not want shown and remove your vehicle. If not being used, feel free to fill it with everything that needs to be hidden from pictures.
- Closets:** Only unique closets will be photographed. All others may be used to hide stuff.

Preparing the Outside

- Remove items such as trash bins, toys, hoses, worn-out furniture, decorative items, flags, fallen branches, etc.
- Cut grass and trim bushes and trees as needed. Avoid leaving tree branches that block view of house from street.
- Sweep all porch/patio spaces, sidewalk areas, and driveway. If necessary, clean fluid stains from driveway.
- Move vehicles away from the home as much as possible so as to not be in pictures with the house.
- Storage buildings will be photographed from the outside only usually. Barns will be photographed inside and out.
- Clean siding of mold and dirt

Virtual Tours

Prep work is mostly the same as above. Only extra thing to note is to keep closed all doors you don't want seen into, and open all others. The house must be ready since things cannot be moved during the process.

Drone Pictures and Video

Prep work is basically the same as listed above. But hiding vehicles and other things you don't want seen is more important because everything in the open will be seen from above.

Holiday Note: Please avoid holiday decorations of any kind till after pictures are done so as to not date your listing.