Real Estate Photography Prep Guide for <u>vacant properties</u>

A vacant home still needs preparation to photograph at its best. Cleanliness, lighting, and small details are especially important when there's no furniture to distract the eye.

<u>GENERAL PREPARATION (ENTIRE PROPERTY)</u>

Clean & Condition

- ❑ Deep clean the entire property (professional cleaning strongly recommended).
- ❑ Sweep, vacuum, and mop all floors — dust and debris are very visible in empty rooms.
- ❑ Remove all leftover items: boxes, paint cans, tools, ladders, cords, buckets, or construction materials.
- ❑ Clean baseboards, corners, vents, ceiling fans, and light fixtures.
- ❑ Ensure all light bulbs work and match in color temperature (all warm or all cool).
- ❑ Clean windows, mirrors, and sliding doors inside and out to remove dust, streaks, and stickers.
- ❑ Remove window decals, security signs, or temporary notices if possible.

*__Exterior__

- ❑ Mow the lawn, edge grass, trim bushes, and tidy landscaping.
- ❑ Remove debris, dead plants, leaves, and weeds.
- ❑ Hide trash cans, recycling bins, hoses, and garden tools.
- ❑ Remove vehicles from driveway and street directly in front of the home.
- ❑ Close the garage door unless it's a key selling feature.
- ❑ 💡 TIP: If the garage is empty, ensure it's swept, well-lit, and free of stains.

<u>ENTRYWAY</u>

- ❑ Clean floors, thresholds, and door glass.
- ❑ Remove door mats that are worn, dirty, or mismatched.
- ❑ Ensure the front door is clean and free of fingerprints or scuffs.

<u>LIVING AREAS</u>

- ❑ **<u>Remove any remaining nails, hooks, or adhesive strips if possible.</u>**
- ❑ Patch obvious wall holes and touch up paint where needed.
- ❑ Ensure floors are clean and free of marks or footprints.
- ❑ Close windows, open blinds.

KITCHEN

- ❑ Clear all countertops completely.
- ❑ Remove soap dispensers, sponges, paper towels, and trash bins.
- ❑ Clean appliances thoroughly (inside microwave if visible).
- ❑ Polish stainless steel surfaces.
- ❑ Wipe cabinet fronts, handles, and backsplash.
- ❑ Ensure sink is empty and dry.

DINING AREA

- ❑ **Ensure flooring is spotless and free of marks.**
- ❑ Center overhead lighting fixtures if adjustable.
- ❑ Remove floor mats or rugs unless staged intentionally.

BEDROOMS

- ❑ Ensure floors are clean and vacuumed.
- ❑ Remove any leftover hardware, outlet covers, or packaging.
- ❑ Check closet interiors — remove hangers, boxes, or shelving debris if closets will be photographed.
- ❑ Open blinds, close windows.

BATHROOMS

- ❑ Close toilet lids.
- ❑ Remove toilet paper, plungers, trash bins, and bath mats.
- ❑ Clean mirrors, sinks, tubs, and shower glass thoroughly.
- ❑ Polish fixtures to remove water spots.
- ❑ Ensure lights are bright and functional.

OFFICE / BONUS ROOMS

- ❑ Fully clear the space — no cables, routers, or equipment.
- ❑ Clean floors and baseboards.
- ❑ Remove leftover staging items or temporary furniture.

POOL / BACKYARD

- ❑ Clean pool: skim surface, brush interior, remove leaves and debris.
- ❑ Remove pool covers unless showcasing a covered pool.
- ❑ Hide pool equipment, hoses, and cleaning tools.
- ❑ Sweep patios, decks, and walkways.

- ❑ Arrange outdoor areas neatly if any fixed furniture remains.

GARAGE / LAUNDRY AREAS

- ❑ Sweep floors and remove cobwebs.
- ❑ Clear all items unless staging is intentional.
- ❑ Remove detergents, hoses, and loose cords.
- ❑ Ensure overhead lighting is functional.

BEFORE THE SESSION

✔ **Final Checklist**

- ❑ **All lights ON** and **ceiling fans OFF**.
- ❑ **Blinds OPEN, windows CLOSED**
- ❑ **Toilet** seats **DOWN**
- ❑ **Trash bins and vehicles HIDDEN**
- ❑ **No people on site**

DURING THE SESSION

📸 The photographer will:

• Notify you upon arrival.

• Photograph the property **as-is** – no items will be moved or cleaned.

• Require **no people in the premises** (feel free to run errands or wait in a car).

• Use wide-angle lenses and 360° cameras — everything is visible.

Please:

• Avoid cleaning, maintenance, or moving furniture during the shoot.

• Do not rearrange rooms mid-session — it causes inconsistencies in photos and virtual tours.

AFTER THE SESSION

📍 You'll be notified when the session is complete and the photographer has left.

OTHER NOTES

• Session Time: 1.5–3 hours depending on property size and services (photos, video, drone, 3D tour).

• Vacant homes photograph best when they are clean, bright, and distraction-free. Small details matter more when spaces are empty.

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PICS