

Royl Photography House Prep guide

For Homeowners/Renters & Realtors

A Step - By - Step Guide To help ensure each photoshoot goes smoothly and efficiently please take a moment to look over this quick check prep list.

Exterior Preparation

General Curb Appeal

- Trim bushes and trees, mow the lawn, and weed flower beds. **Do this 24 hours prior to your photoshoot**
- Add fresh mulch to flower beds and plant colorful flowers if possible.
- Remove any clutter from the yard, such as children's toys or gardening equipment.
- Clear the cars: Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view as possible of your property.
- Hide trashcans: Trashcans can be placed on the side of the property or in the garage.
- Hide hoses: Do this the day before the shoot since hoses can drip water onto the pavement when being moved, leaving puddles in your pictures.
- Turn off sprinklers: Do not water the day of the shoot to prevent puddles on pavement.
- Pick up poop: If you have a dog, make sure that all of their droppings are cleared from the yard.

Exterior Clean & Declutter

- Power wash siding, driveways, walkways, and patios.
- Clean windows inside and out to ensure maximum natural light.
- **24 HOURS PRIOR TO THE DAY OF THE SCHEDULED DATE OF THE PHOTOSHOOT** Do NOT wet driveways: If a wet look is desired, this can be added in the editing process. Watering driveways can cause patches of dry spots and puddles, so adding it in editing is best.

Repairs and Maintenance

- Repair any visible exterior damage, such as cracked pavement or loose siding.
- Replace or repair damaged gutters, downspouts, or fencing.

Outdoor Spaces

- **Remove for-sale sign: The for-sale sign should be removed from the property or installed after the shoot, since visible signs violate MLS policies and can't always be edited out.**
- Arrange outdoor furniture to create inviting seating areas.

- Clean patio furniture: Dust and remove cobwebs from all outdoor furniture. Do not hose down your furniture the day of your shoot, since this can create puddles.
- Remove clutter from decks, patios, and porches.
- Prep pool and spa: If you have a pool and/or spa, please have them clean with covers removed. For spas, provide instructions to the realtor on how to turn it on.
- Prep water features: If you have fountains, waterfalls, etc., please clean them and provide instructions to the realtor on how to turn them on.

Twilight Photoshoots

(If you've scheduled a twilight shoot the following are additional items to prepare before I arrive. Note that twilights have tight schedules to ensure optimal lighting, so please make sure all of these items are ready before I arrive.)

- Turn on all interior and exterior lights: All lights throughout the property need to be turned on. Please replace all burned-out bulbs at least 24 hours before the photoshoot.
- Turn on spas and remove covers: If you have a spa, remove the cover, and turn it before I arrive. Turn on the lights in the spa as well.
- Turn on pool lights: If you have a pool, turn on the pool lights before I arrive.
- Turn on water features: If you have fountains, waterfalls, or similar water features, please turn them on before I arrive.

INTERIOR SPACES

Clean & Declutter

- Remove personal items like family photos, personal hygiene products, and excessive decorations.
- Clear entryways: Remove all shoes, umbrellas, and similar items from entryways.
- Remove personal photos, memorabilia, and religious items to depersonalize the space.
- Securely store away personal documents and valuables.
- Clear countertops, tables, and floors of clutter.
- Hide pet toys, food bowls, and litter boxes.
- Dust all surfaces including furniture, shelves, and baseboards.
- Vacuum carpets and rugs, mop floors, and clean hard surfaces.
- Wipe down windows, mirrors, and glass surfaces.
- Use the garage for storage: I normally don't shoot garages, so this is a great place to store items you'd like to hide.
- Hide trashcans: Trashcans can distract so it's best to hide all of them in closets or the garage.
- Hide portable fans: Ceiling fans are selling items but portable fans can give the wrong impression. It's best to hide all portable fans in closets or the garage.
- Hide cords and remotes: Sometimes electrical cords can't be hidden, but you will have more appealing pictures if you can hide TV remotes, game consoles, and any noticeable cords.

Repair and Maintenance

- Fix any visible damages such as holes in walls, scuff marks, or loose fixtures.
- Ensure all light bulbs are working and replace any that are burnt out.
- Tighten loose handles, doorknobs, and cabinet hinges.

Staging

- Arrange furniture to create an open and inviting layout.
- Use neutral-colored linens and throw pillows to add warmth and style.
- Add decorative elements like vases, candles, or artwork to enhance the ambiance.

Lighting

- Open curtains and blinds to let in natural light.
- Turn on all interior lights, including overhead lights, lamps, and accent lighting.

(Turn on lights Before I arrive, please make sure all interior lights are turned on. If need-be, please replace all burned-out bulbs at least 24 hours before the photoshoot.)

- Replace bulbs with higher wattage to brighten darker areas if necessary.

Room-Specific Preparation

Living Rooms

- Fluff and arrange pillows and throws on sofas and chairs.
- Organize books and magazines neatly on shelves or coffee tables.
- Showcase any focal points such as a fireplace or architectural details.

Kitchens

- Clear countertops of small appliances, dish soap, and dish towels.
- Hide away sponges, dish brushes, and cleaning supplies.
- Arrange kitchenware neatly and consider adding a bowl of fresh fruit or a vase of flowers as a centerpiece.

Bedrooms

- Make beds with clean, neatly arranged bedding and pillows.
- Clear nightstands of clutter and personal items.
- Arrange clothing and shoes in closets neatly and consider removing excess items to create a spacious look.

Bathrooms

- Remove all personal hygiene products from countertops, showers, and tubs.
 - Clean and polish faucets, mirrors, and shower doors.
- Fold and hang fresh towels, and consider adding a small plant or decorative accent for a spa-like touch.

Home Office/Study

- Organize desk supplies and paperwork into tidy stacks or containers.
- Ensure that electronics such as computers and printers are clean and free of clutter.

Walkthrough

- Conduct a final walkthrough of each room to ensure everything is clean, tidy, and staged appropriately.
- Address any last-minute touch-ups or adjustments as needed.
- Open blinds with views: Your indoor photos will show outdoor views if there are views, or just light if a window looks onto a neighbor or other unappealing view.
- Turn off ceiling fans: Before I arrive, please make sure all ceiling fans are turned off.

Day of the Photoshoot

- Be shoot-ready when the photographer arrives to the house. Cleaning and staging needs to be done before I arrive, preferably the day before your photoshoot. I may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before I arrive, and staging accessories need to be in place as well.
- Ensure all lights are turned on and curtains are open to maximize natural light.
- Communicate with the photographer to discuss specific shots or features to highlight.
- Plan not to be seen: All occupants should plan on either being off the property or remain in areas where they can't be seen during the photoshoot. Rooms overlap in the photos, people can cause shadows and reflections, and there is risk to equipment that will be setup throughout the property.

Special Considerations:

Pets

- Keep pets confined to a designated area or arrange for them to be off-site during the photoshoot.
- Remove pet beds, toys, and food bowls from view.

Thank you for your time and patience to go through this checklist! If you have any questions, please feel free to contact me anytime. You can also find a copy of this same check list on our website.

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