

The Ultimate Listing Photo Prep Checklist

Give This to Your Seller

Prepared homes photograph 40% better and sell faster. Use this checklist 24 hours before your shoot.

INTERIOR CHECKLIST

Kitchen:

- Clear all countertops
- Clean appliances
- Remove magnets from fridge
- Hide dish rack/sponge
- Fresh flowers or fruit bowl
- Turn on under-cabinet lights

Living Areas:

- Remove personal photos and kids' artwork
- Fluff pillows and fold throws
- Hide remotes/cables/chargers
- Clear coffee tables (one book or plant max)
- Open all blinds and curtains

Bathrooms:

- Remove all toiletries from counters
- Close toilet lids
- Hang fresh white towels
- Clean mirrors

Bedrooms:

- Make all beds with fresh linens
- Clear nightstands (one lamp + one item)
- Remove clothes from chairs/floor
- Open blinds

General:

- Turn on ALL lights (even closets)

- Replace burnt-out bulbs
- Hide trash cans and recycling
- Remove pet bowls/beds/toys
- Hide laundry baskets
- Remove shoes from entryways

EXTERIOR CHECKLIST

- Mow lawn and edge sidewalks
- Pull visible weeds
- Move garbage cans, toys, garden hoses out of sight
- Clean front porch/entry (power wash if needed)
- Park cars in garage or off-property
- Turn on exterior and landscape lights (for twilight)
- Remove seasonal decorations unless selling point

PRO TIPS

The #1 mistake: Leaving personal photos on walls. Buyers can't see themselves in the home.

Open ALL blinds — natural light is your listing's best friend.

The smell test: Light a clean candle 30 min before the shoot, then blow it out.