

## 75-Point Checklist for Photography

Our team's goal is to present your home at its best. Your goal should be to present a clean, spacious, clutter-free home—the kind you'd like to buy! Photographs could possibly make or break the sale of your home, so we've created a checklist to help you prepare your home for photos:

### CURB APPEAL

1. Mow lawn and trim shrubs
2. Edge gardens and walkways
3. Remove cars from driveway
4. Hide garbage cans inside garage
5. Sweep walkways/driveways; remove branches, litter, etc.
6. Add color and fill bare spots with plants
7. Remove mildew or moss from walls or walkways with bleach and water
8. Take stains off your driveway with cleaner or kitty litter
9. Stack woodpile(s) neatly
10. Clean and repair patio and deck areas
11. Remove any outdoor furniture that is not in good shape
12. Make sure pool is sparkling clean
13. Replace old storm doors
14. Check for flat-fitting roof shingles
15. Repair broken windows/shutters, torn screens and make sure frames/seams have solid caulking
16. Hose off exterior wood and trim, replace damaged bricks or wood
17. Clean and remove rust from any window A/C units or store them away
18. Paint the front door and mailbox
19. Add a few front door mat and consider season door decoration
20. Shine brass hardware on front door, exterior lighting fixtures, etc.
21. Make sure doorbell is in working order

### GENERAL INTERIOR TIPS

22. Add a fresh coat of interior paint in light, neutral colors
23. Shampoo carpeting, replace if necessary
24. Clean and wax hardwood floors, refinish if necessary
25. Clean and wash kitchen and bathroom floors
26. Wash all windows, vacuum blinds, wash window sills
27. Clean the fireplace
28. Clean out and organize closets, add extra space by packing clothes and items you won't need again until after you've moved
29. Remove extra furniture, worn rugs, and items you don't use: put away papers, toys, etc., especially from stairs
30. Repair easy fixes: loose doorknobs, cracked molding, leaky taps and toilets, squeaky doors, closet or screen doors off the tracks, etc.
31. Add dished potpourri or drop of vanilla or bath oil on light bulbs for scent
32. Secure jewelry, cash, or other valuables

### KITCHEN

33. Make sure appliances are spotless inside and out (try baking soda for cleaning Formica stains)
34. Make sure all appliances are in working order
35. Clean often-forgotten spots on top of fridge and under sink
36. Wax or sponge floors to brilliant shine, clean baseboards
37. Organize items inside cabinets, pre-pack anything you won't be using before your move
38. Keep counters as clear and empty as possible

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## LIVING ROOM

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- 39. Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs
- 40. Consider packing away personal photos
- 41. Remove as much clutter as possible

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## BATHROOMS

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- 42. Remove all rust and mildew
- 43. Make sure tile, fixtures, shower doors, etc. are immaculate and shining
- 44. Stow all personal hygiene items
- 45. Put out fresh towels and linens

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## BEDROOMS

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- 46. Organize furniture to create a spacious look with well-defined sitting, sleeping and dressing areas
- 47. Organize and minimize clutter in closets

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## DINING ROOM

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- 48. Polish any visible silver or crystal
- 49. Set the table for a formal dinner to help viewers imagine entertaining here

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## BASEMENT

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- 50. Sell, give away, or throw out all unnecessary items
- 51. Organize and create more space by hanging tools and placing items on shelves
- 52. Clean water heater and drain sediment
- 53. Change furnace filter
- 54. Make inspection access easy
- 55. Clean and paint concrete floors and walls
- 56. Provide strong overhead lighting

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## ATTIC

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- 57. Tidy up by discarding or pre-packing
- 58. Make sure exposed insulation is visible and in good condition
- 59. Make sure air vent is in good working order
- 60. Provide strong overhead lighting

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## WHEN IT IS TIME TO SHOW

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- 61. Make sure all marketing materials are readily available in a convenient location, such as the kitchen
- 62. Open all draperies and shades, turn on all lights
- 63. Keep the home at a comfortable temperature
- 64. Pick up toys and other clutter, check to make sure beds are made and clothes are put away
- 65. Give the carpets a quick vacuuming
- 66. Avoid using the dishwasher, washer and dryer while your home is being shown
- 67. Add some strategically placed fresh flowers throughout the home
- 68. Open bathroom window(s) for fresh air
- 69. Store prescription drugs in a private place
- 70. Pop a spicy dessert or just a pan of cinnamon in the oven for aroma. The smell of freshly-baked cookies is always appealing.
- 71. Grind fresh lemon in the garbage disposal or boil cinnamon sticks to add a fresh scent
- 72. Turn off the TV and put on some light, non-offensive music at a low volume
- 73. Make a fire in the fireplace, optional
- 74. Put pets in the backyard or arrange for a friend to keep them
- 75. Make sure pet areas are clean and 100% odor-free