

ADKINS MEDIA

www.adkins.media/prep

With a majority of home buyers starting their home search online, it's important to make the first impression count. Our goal is to shoot your property with the highest quality that will WOW buyers, attract offers, and get people in the door.

This checklist serves as a general guideline to help your shoot go as smooth as possible. Please follow this checklist in preparation for your upcoming photo/video shoot.

A Few Days Before Your Shoot

Exterior

- Clean the yard and prepare your landscaping
- Weed the flower beds and cut the grass
- Ideally all concrete should be pressure washed
- Clean all windows and doors from the outside
- Got a pool? Skim it and make the water clear
- Clean any outdoor furniture or lawn decor

Interior

- Declutter your rooms
- Replace any blown out lightbulbs (Ideally all the same color temperature)
- Vacuum any carpets
- Rid the wall of any dust or spiderwebs
- Clean the window seals
- Wipe the windows clean
- Scrub the floors and any bathroom tiles

The Day of Your Shoot

General

- Be shoot-ready: Cleaning and staging should be done prior to arrival.
- 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 photo/video shoot.
- Feel free to use the garage for storage" Garages are typically not shot.

Exterior

- Remove cars from the driveway or front of the home
- Keep any trash cans, hoses, or landscaping tools out of sight
- All toys or pool items should be stowed away
- Review the cushions on the patio furniture
- Sweep walkways, front porch, and back patio to remove any leaves or debris
- Pick up any dog droppings

Interior

- Remove all shoes, umbrellas, and similar items from entryways
- Open all curtains, or turn the blinds horizontal to let any light in
- Sweep, vacuum, or mop all floors
- Turn on all lamps and ceiling lights, but fans should be kept OFF
- Try to keep any cables or wires out of sight
- Secure or remove pets
- Remove any pet toys, bowls or beds
- Keep all televisions and monitors off

Kitchen & Dining Room

- Wipe off the countertops and tables
- Remove excess clutter and appliances from countertops (Toasters, Blenders, Dish Racks, etc.)
- Wash and put away all dirty dishes
- Remove any towels or sponges
- Take down any magnets or pictures from the refrigerator
- Keep trash cans out of sight
- Consider placing a fruit bowl or fresh flower on the countertop
- Add a centerpiece to the dining room table

Bathrooms

- Remove any personal items from the sink
- Hide any soaps or bath sponges
- Do not leave out any childrens toys, scales, or other toiletries
- Put the toilet lid down
- Replace the toilet paper roll

Bedrooms

- Tidy up closet and put clothes away
- Declutter any nightstands, shelves or desks (CPAP devices, medications, drinks, etc.)

Formula for a Successful Photoshoot:



Preparation

Clean and declutter the property.



Time

Allow full access to the property free from distractions.



Trust

Our experience will help us make the most of your property media.

Your Photoshoot is Scheduled for:

Date: _____

Time: _____

With: _____