

PROPERTY PREPARATION GUIDE

Let's make your home shine.

Thank you for choosing Photostetic. These simple steps help us capture your property at its very best.

✓ Please have everything ready before we arrive



Be ready when we arrive

Our photographer is here to take beautiful photos — not to clean or reorganize. A home that isn't ready may require additional shoot time or result in a reschedule fee.



Minimize people during the shoot

We kindly ask that homeowners and tenants vacate or stay out of frame during the session. It helps us work efficiently and keeps the space looking its best.



Property access

Please ensure we have full access before our arrival. For gated communities or HOAs, kindly add our team to the approved visitor list in advance.



Living in the home? That's completely fine.

We know lived-in homes come with personal items — that's perfectly normal. **Consolidate everything into the garage, a closet, or one room we can simply skip.** A quick sweep before we arrive is all it takes.



Please avoid moving items during the shoot.

Moving items mid-session can disrupt the flow — and with 360° cameras, personal belongings can be **captured unintentionally in reflections or wide shots.** Everything should be in its final position before we begin.

EXTERIOR



Outside

A dry, clean driveway is a photogenic driveway. Avoid washing it right before the shoot.



PLEASE REMOVE

- All vehicles from driveway and street
- Trash cans and recycling bins
- Children's toys, bikes, and sports gear
- Garden hoses, tools, and equipment
- Political signs or decorative flags

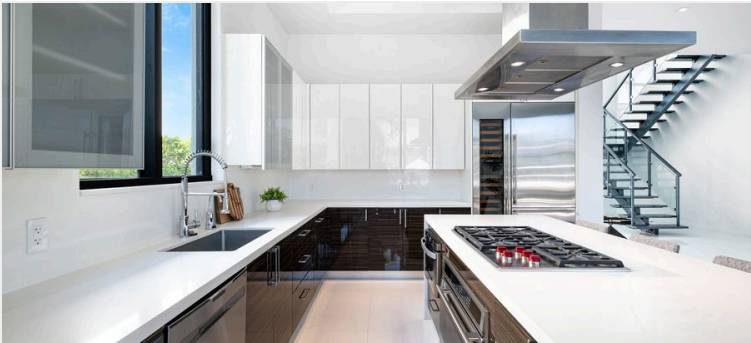
PLEASE TAKE CARE OF

- Sweep driveway, walkways, porches, and patios
- Mow the lawn and edge the borders
- Trim bushes and hedges
- Remove weeds from flower beds
- Wash all exterior windows
- Clean front door & polish hardware



Kitchen

A bowl of fruit or small plant can stay. Everything else should go.



PLEASE REMOVE

- All clutter from countertops
- Small appliances (toasters, blenders...)
- Sponges, dish soap, and dish racks
- Hanging dish towels & paper towels
- Items on the refrigerator doors
- Kitchen and bathroom floor rugs
- Trash can (store inside cabinet)

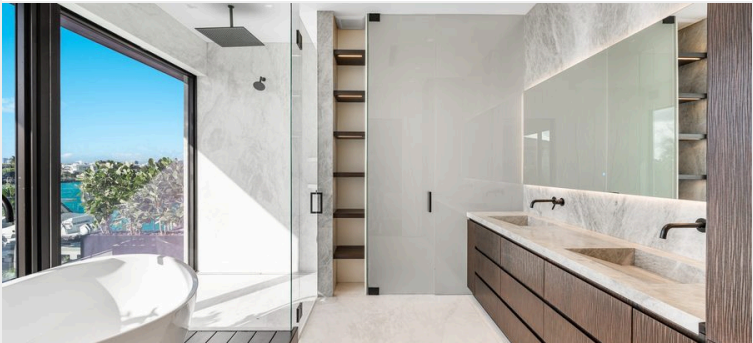
PLEASE TAKE CARE OF

- Wipe down all countertops
- Polish stainless steel appliances
- Clean the stovetop and oven front
- Empty and dry the sink
- Test all light bulbs
- Open blinds and curtains fully
- Put away all food items



Bathrooms

Glass shower doors can sell a bathroom. Make sure they are sparkling clean.



PLEASE REMOVE

- Soap, shampoo, and products from shower
- Toothbrushes, razors & personal items
- Excess towels and dirty linens
- Toilet paper rolls (visible ones)
- Plunger, toilet brush, wastebaskets
- Bath rugs and floor mats

PLEASE TAKE CARE OF

- Put all toilet lids down
- Clean shower, tub, and mirrors
- Clean the sink and vanity
- Fold fresh towels hotel-style
- Test all light bulbs
- Open blinds and curtains



Bedrooms

Light, airy, and uncluttered. Less is always more here.



PLEASE REMOVE

- Clutter from all nightstands
- All phone chargers and cables
- Family photographs
- Children's clothing and excess items
- Trash cans and hampers
- Excess furniture

PLEASE TAKE CARE OF

- Make bed with clean, matching linens
- Fluff and arrange pillows
- Open blinds and curtains fully
- Hide jewelry boxes
- Kids' toys are fine if clean & organized
- **Walk-in closets:** keep tidy — we photograph these. Reach-in doors stay closed.



Living Room

Arrange furniture to highlight your fireplace or unique features.



PLEASE REMOVE

- Clutter from tables and surfaces
- Family photographs
- Holiday decor
- Children's toys and video games
- TV remote controls
- Pet beds, toys, and food bowls
- Excess furniture

PLEASE TAKE CARE OF

- Fluff pillows and cushions
- Open blinds and curtains
- Turn off the TV
- Hide all cables behind TV
- Clean all interior windows
- Have all lights on when we arrive



Lights & windows: Have all lights on and ceiling fans off when we arrive. Replace any burned-out bulbs. Open all blinds and curtains unless something to conceal. **Please make sure all windows and glass surfaces are clean** — streaks and dirty glass cannot be corrected in post-production. Turn off all TVs — we can digitally add a screen image on request.

Shoot Day Checklist

Walk through each room the evening before. Check every box — then let us take it from there.

WHAT WE WILL ASSIST WITH



Staging suggestions

Small moves to improve each composition.



Turn on all lights

We'll light every room before shooting.



Open blinds & close lids

We'll handle blinds and toilet lids as we go.



Remove small items

Cables, remotes, and toilet paper can be moved by our team.

OUTSIDE

- ☐ Lawn mowed, edged, and blown
- ☐ Driveway and walkways swept
- ☐ All vehicles moved from driveway & street
- ☐ Trash cans and recycling hidden
- ☐ Toys, bikes, and garden tools put away
- ☐ Garden hoses coiled and hidden
- ☐ Bushes and hedges trimmed
- ☐ Weeds removed from flower beds
- ☐ All exterior windows washed
- ☐ Front door clean, hardware polished

BATHROOMS

- ☐ All personal products removed from shower
- ☐ Toothbrushes and vanity items cleared
- ☐ Toilet lids down — every bathroom
- ☐ Shower, tub, and mirrors cleaned
- ☐ Fresh towels folded neatly
- ☐ Toilet brush and plunger hidden

KITCHEN

- ☐ All countertops completely cleared
- ☐ Small appliances stored away
- ☐ Stainless steel appliances polished
- ☐ Stovetop and oven front cleaned
- ☐ Sink empty and dry
- ☐ Fridge cleared of magnets and notes
- ☐ Trash can stored inside a cabinet
- ☐ Kitchen and bathroom rugs removed

BEDROOMS

- ☐ Nightstands cleared of all clutter
- ☐ All phone chargers and cables removed
- ☐ Bed made with clean, matching linens
- ☐ Decorative pillows fluffed and arranged
- ☐ Personal photos removed
- ☐ Clothing and shoes put away

☐ Wastebaskets emptied and removed

☐ Bath rugs and floor mats removed

LIVING & DINING

☐ Pillows and throws arranged neatly

☐ Remotes, gaming gear, and chargers hidden

☐ TV cables bundled and hidden

☐ TV turned off

☐ Pet beds, bowls, and toys out of sight

☐ Dining table set with a simple centerpiece

☐ Family photos removed from surfaces

☐ All interior windows cleaned

☐ Walk-in closet tidy (we photograph these)

☐ Reach-in closet doors closed

BEFORE WE ARRIVE

☐ All windows cleaned inside and out

☐ All lights and lamps turned on

☐ All burned-out bulbs replaced

☐ All ceiling fans turned off

☐ Blinds up, curtains open

☐ All TVs and monitors turned off

☐ Pets secured away from photo areas

☐ Property access confirmed (gate / HOA list)

☐ Homeowners have vacated or will stay out of frame

PHOTOSTETIC

Questions? We're happy to help.
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