

Day before and morning of

How to prepare a house for listing photos

Most of what makes a house photograph well happens before I arrive. This is the list I wish every seller had the day before.

PREP TIME

2 to 3 hours, spread over the night before and the morning of

TIME ON SITE

60 to 90 minutes for most homes

DELIVERY

24 to 48 hours, MLS ready

STARTS AT

\$275 up to 2,000 sq ft

- ☐ Run the dishwasher the night before so the sink is empty
- ☐ Bin bags out of every room, kitchen and bathrooms included
- ☐ All blinds and curtains open, every ceiling fan switched off
- ☐ Every light on, dead bulbs replaced, bulb colors matched per room
- ☐ Countertops and vanities cleared to bare surface
- ☐ Nothing on the fridge or any other surface, magnets included
- ☐ Toilet lids down, one folded towel per rail
- ☐ Pool skimmed, patio cushions on, umbrella open, hose coiled
- ☐ Blow the debris from wall bases and under shrubs
- ☐ Cars off the driveway and off the street out front
- ☐ Pets and pet bowls out of the house or in the garage
- ☐ Charging cables, remotes and tissue boxes into a drawer
- ☐ Rugs straightened, cushions squared, chairs pushed in
- ☐ Set the thermostat comfortable, the shoot takes 90 minutes

QUICK ANSWERS

How long should preparation take?

For an average three-bedroom desert home, plan on two to three hours of work spread over the evening before and the morning of.

What if the house is still occupied?

That is normal and completely workable. The list above matters more, not less, and we shoot room by room so occupants can stay ahead of or behind me through the house.

Do I need to be there during the shoot?

It helps for the first ten minutes so you can point out what matters to you, but it is not required. Many agents give me a lockbox code and get on with their day.

Should I stage the home before photos?

Vacant homes photograph better with at least minimal staging, because empty rooms give a buyer no sense of scale.

ALSO COVERED IN THE FULL GUIDE

- 01** Start the day before, not the morning of
- 02** Flat surfaces do most of the work
- 03** Open the blinds, and please turn the fans off
- 04** Every light in the house works and matches
- 05** The desert-specific things people forget
- 06** The driveway is in almost every exterior shot
- 07** Things you genuinely do not need to do

Questions, or ready to book?

760-668-2125 · srecinosmedia@gmail.com
srecinosmedia.com · [@stevenrecinos_events](https://www.instagram.com/stevenrecinos_events)

FULL GUIDE AT
SRECINOSMEDIA.COM/GUIDES