

Rod Mountain Media

floor plans
virtual tours
photography



PREPARING FOR REAL ESTATE PHOTOGRAPHY AND MEASUREMENTS

GENERAL DETAILS

- Clean mirrors
- Vacuum carpets
- Sweep/mop floors
- Test lights & replace burnt out bulbs
- Use identical colour temp for light fixture bulbs
- Turn OFF all ceiling fans
- Declutter as much as possible
- Touch up any wall damage & paint
- Open curtains and blinds
- Clean all windows, patio doors (both sides)
- Empty garbage & hide garbage cans
- Remove small floor mats to reveal flooring
- Hide shoes and jackets
- Remove personal photos & calendars
- Remove clothing from washer/dryer
- Add suitable art/photos for blank walls
- Straighten lampshades & picture frames
- Hide all evidence of pets
- Store away seasonal items & decor
- Store unnecessary items in garage or rented storage
- Identify & make any repairs that are required
- For winter, keep driveway & walkways clear of ice & snow

LIVING ROOM

- Turn OFF all TV and monitors
- Hide remote controls
- Declutter as much as possible
- Arrange furniture making room appear larger
- Hide garbage cans
- Hide cables/wires

KITCHEN

- Empty sinks & put away all dishes
- Declutter as much as possible
- Clean windows
- Clear countertops, hide small appliances
- Clean the appliances
- Clean or replace range hood filters
- Remove tissue boxes, paper towels
- Hide towels & draining racks
- Remove all items from fridge door
- Straighten chairs/stools (set to even height)
- Hide garbage can & kitchen mats

PETS

- In general, hide all evidence of pets
- Hide water/food bowls
- Hide pet toys
- Clean up furniture with lint roller
- Clear back yard of pet waste/toys
- Pets will need to be contained and out of sight

EXTERIOR

- Mow lawn and manicure gardens
- Remove any yard clutter
- Remove automobiles from front of home
- Hide garbage cans & garden hoses
- Tidy any patio furniture, open patio umbrella
- Clean pool, remove & hide cover
- Hide bicycles and toys
- Clean & sweep driveway, walkway & patio areas
- Rake leaves

DINING ROOM

- Clear table, dust & polish

Dining Room cont.

- Declutter as much as possible
- Clean windows
- Use decorative place setting if available
- Straighten all chairs and place them evenly
- Remove child/booster seats
- Turn OFF ceiling fan

BATHROOMS

- Clean windows & mirrors
- Clean exhaust fans
- Declutter as much as possible
- Swap out toilet paper for full roll
- Clean bathtubs/showers
- Hide shampoo bottles, shavers, soap, etc.
- Hide garbage cans
- Hide toilet brushes
- Lower toilet seats
- Hide tissue box
- Fold & hang hand towels neatly from racks
- Remove floor & bath mats

BEDROOMS

- Make beds
- Declutter as much as possible
- Remove visible items from under bed
- Clear nightstands of personal items
- Hide Garbage cans
- Hide cables/wires
- Turn OFF ceiling fan

OFFICE

- Hide garbage cans

Office cont.

- Declutter as much as possible
- Turn OFF all TV and monitors
- Remove chair underlay & small mats
- Hide cables/wires
- Turn OFF ceiling fan

WHAT TO EXPECT

- Home should be shoot-ready when the photographer arrives

The Photographer will not:

- Move or re-arrange furniture
- Wait for 'stage as you go'
- Make beds, clean or declutter
- Hide cables/wires
- Pick up toys or yard items
- 'Photoshop' to remove vehicles, cords, wall damage, power lines, etc.

DOUBLE CHECK BEFORE PHOTOSHOOT

- Open blinds and curtains
- Turn on main room lights
- Turn OFF ceiling fans
- Close all drawers & cupboards
- Lower toilet seats
- Remove plug-in air fresheners
- Remove any pest control items
- Wipe dry bath/shower area
- Straighten chairs
- General walk-around & tidy

For measurement purposes, the photographer will require access to all rooms and closets including attached garages and storage. Detached garages are optional as they will add to the total square footage for billing purposes. Storage and closet doors will be opened to provide visible reach from wall to wall for the laser measurements. Having a partial area of the closet cleared of clothing or shelf items is helpful for this purpose.

Please allow for total time on site of approx. up to 1.5 hrs for condos and up to 2.5 hrs for homes under 3,000 sf.

Thank You!
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