

Beth Abel

PHOTOGRAPHY

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Preparing your Home for a Photo Session

The photo session will take 1-2 hours depending on the size of your home. I will be photographing both the outside and inside. If you have special features of your home that are not obvious, as well as any neighborhood amenities, please let me know so I can include them.

When you are preparing your home, think 'model home' and how you would like to see homes you tour in your search for a new home. You've seen new construction models or homes on HGTV. Our goal is to get your home sold for the highest price in the shortest amount of time. Having the best possible photos is one of the first steps and a little effort before the session can make all the difference. It's very important to make a good first impression.

In order to maintain everyone's busy lives and schedules, the property should be "session-ready" when I arrive. Please have all the cleaning, dusting, decluttering and staging complete before the session. If you have any questions, please contact me. We are a team.

OUTSIDE:

- Remove all vehicles from driveways and from the view out of windows
- Do not park directly in front of the house
- Remove all yard signs, alarm signs, team flags, etc
- Move garbage cans, hoses, sprinklers, garden tools out of sight
- Remove all children's toys, bikes, etc. from the yard & driveway
- Mow and rake the yard, trim bushes, remove fallen branches
- Sweep driveways, sidewalks, porches, decks and patios
- Remove grill covers (if grill is in good condition)
- Remove covers from outside furniture, add chair cushions (tuck their tags out of sight)
- Straighten pool and lounge chairs
- Add flowers or other plants to empty planters and remove dead plants/flowers
- Remove pet waste from yard
- Turn off yard irrigation and do not water flowers less than one hour prior to session.

We do not want wet/partially wet sidewalks, patios, driveways, etc

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INSIDE:

- Clear and wipe off counter tops in kitchen and bathrooms
- Clean windows and glass doors
- Replace burned-out lightbulbs - please use bulbs of the same color/temperature
- Hang fresh kitchen and bathroom towels
- Remove photos, notes, papers, etc. from the refrigerator
- Remove all shampoo, bath products, bath mats from the shower/tub area, close toilet lids, clean the mirrors
- Conceal all exposed cables and wires as best as possible
- Place remote controls out of sight
- Turn on all interior lights and lamps
- Turn off all ceiling fans, televisions, and computer monitors
- If you have blinds, open them so that the slats are all level
- Remove personal photographs - you can replace with general artwork
- De-clutter rooms which may be excessively furnished
- Make all beds and tidy bedrooms
- Make sure that anything under the bed cannot be seen from any distance
- Take clothes out of dryer if it has a glass door
- Remove piles of newspapers and magazines
- Tuck trashcans, litter pans, pet bowls, and crates out of sight
- Place all shoes, coats, jackets in closets

DRONE PHOTOS / VIDEO:

- **NOTE:** Some addresses are located in *No-Fly Zones or Restricted Air Space* which means we cannot do drone photography there. I will check location at the time of scheduling.
- Follow the tips above for Exterior

TWILIGHT PHOTOS:

- A twilight session will take approximately an hour. I will be photographing just the outside
- Follow the tips above for EXTERIOR
- I need someone to be present who is familiar with all of the interior and exterior lighting and outdoor features (such as pools, fountains, waterfalls, etc)
- Turn on all interior and exterior lighting including landscape and pool lighting
- Turn on any special exterior features, such as waterfalls and fountains
- Check all lighting to ensure that all lighting is the same color/temperature
- Consider lighting fires in an outdoor fireplace or fire pit